

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2003 Assessment Roll

**Area Name:** Area 74 – Kirkland  
**Previous Physical Inspection:** 2001

### Sales - Improved Summary:

Number of Sales: 528

Range of Sale Dates: 1/2001 -12/2002

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
<b>2002 Value</b>	\$220,500	\$189,200	\$409,700	\$440,600	93.0%	11.79%
<b>2003 Value</b>	\$242,200	\$193,600	\$435,800	\$440,600	98.9%	11.64%
<b>Change</b>	+\$21,700	+\$4,400	+\$26,100		+5.9%	-0.15%
<b>%Change</b>	+9.8%	+2.3%	+6.4%		+6.3%	-1.27%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.10% and -0.83% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

### Population - Improved Parcel Summary Data:

	Land	Imps	Total
<b>2002 Value</b>	\$234,000	\$165,500	\$399,500
<b>2003 Value</b>	\$256,900	\$169,800	\$426,700
<b>Percent Change</b>	+9.8%	+2.6 %	+6.8 %

Number of improved Parcels in the Population: 4865.

**Summary of Findings** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, building grade 7 homes with view and building grade 10 or higher homes with view had a lower average ratio (assessed value/sales price) than other improvements and formula adjusts these properties upward more than others thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

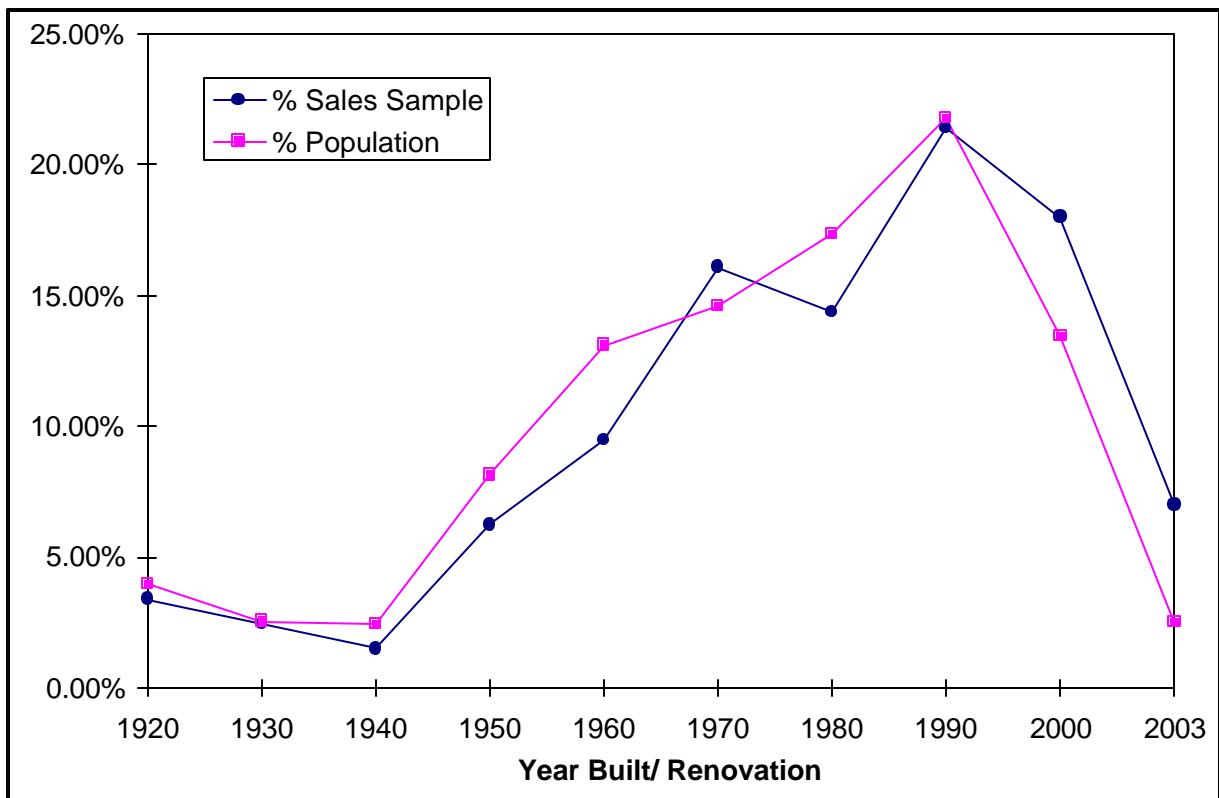
## **Sales Sample Representation of Population - Year Built or Year Renovated**

**Sales Sample**

Year Built	Frequency	% Sales Sample
1920	18	3.41%
1930	13	2.46%
1940	8	1.52%
1950	33	6.25%
1960	50	9.47%
1970	85	16.10%
1980	76	14.39%
1990	113	21.40%
2000	95	17.99%
2003	37	7.01%
		528

**Population**

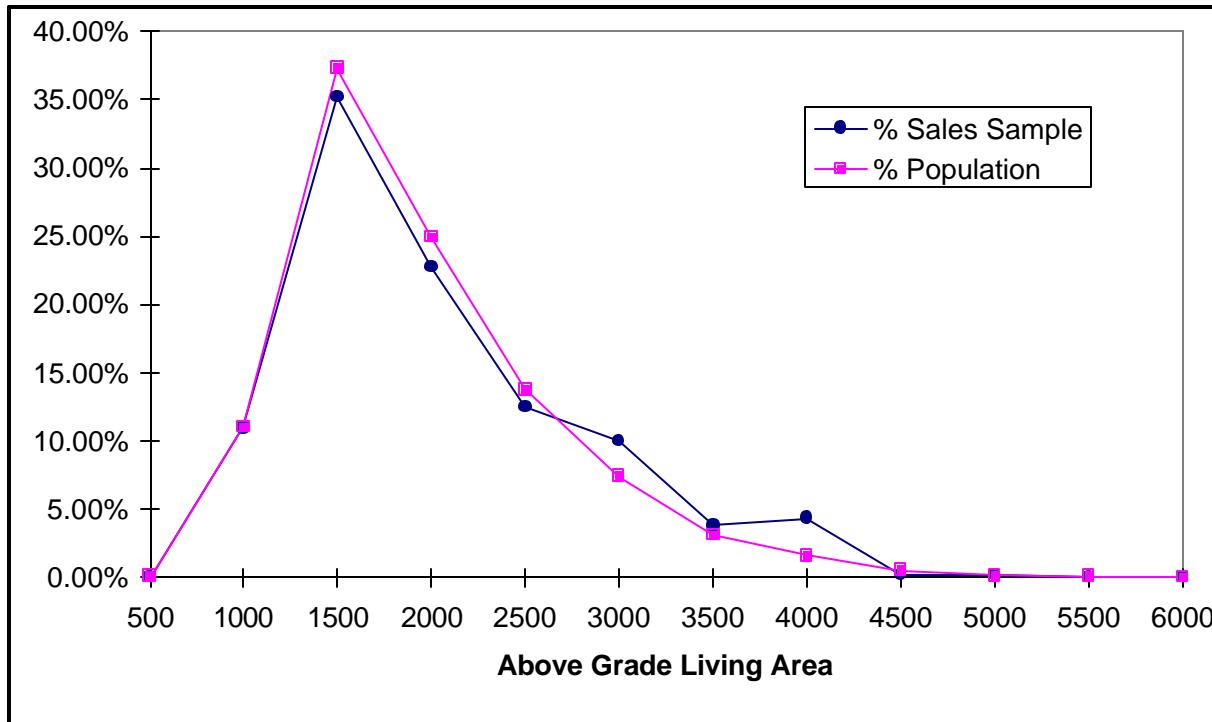
Year Built	Frequency	% Population
1920	194	3.99%
1930	124	2.55%
1940	120	2.47%
1950	397	8.16%
1960	638	13.11%
1970	711	14.61%
1980	844	17.35%
1990	1059	21.77%
2000	655	13.46%
2003	123	2.53%
		4865



The sales sample frequency distribution follows the population distribution very closely with regard to year built. This distribution is ideal for both accurate analysis and appraisals.

## **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	4	0.08%
1000	58	10.98%	1000	535	11.00%
1500	186	35.23%	1500	1815	37.31%
2000	120	22.73%	2000	1215	24.97%
2500	66	12.50%	2500	670	13.77%
3000	53	10.04%	3000	361	7.42%
3500	20	3.79%	3500	152	3.12%
4000	23	4.36%	4000	77	1.58%
4500	1	0.19%	4500	25	0.51%
5000	1	0.19%	5000	5	0.10%
5500	0	0.00%	5500	4	0.08%
6000	0	0.00%	6000	2	0.04%
		528			4865



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

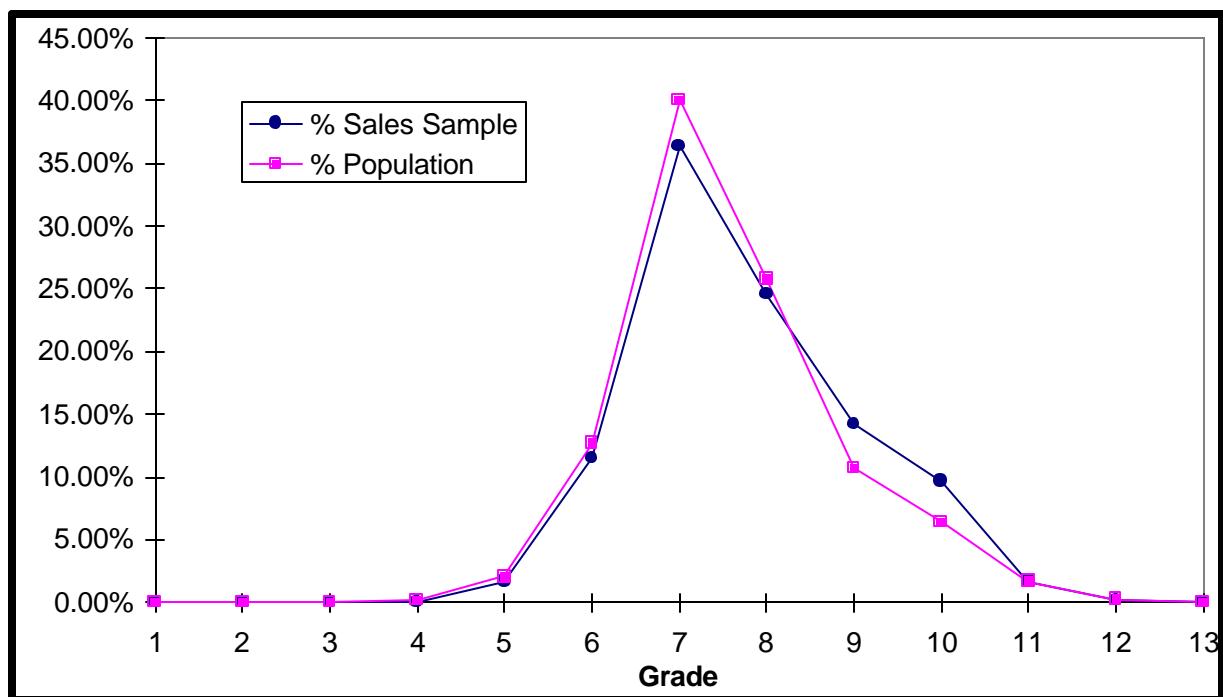
### **Sales Sample Representation of Population - Grade**

**Sales Sample**

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	9	1.70%
6	61	11.55%
7	192	36.36%
8	130	24.62%
9	75	14.20%
10	51	9.66%
11	9	1.70%
12	1	0.19%
13	0	0.00%
528		

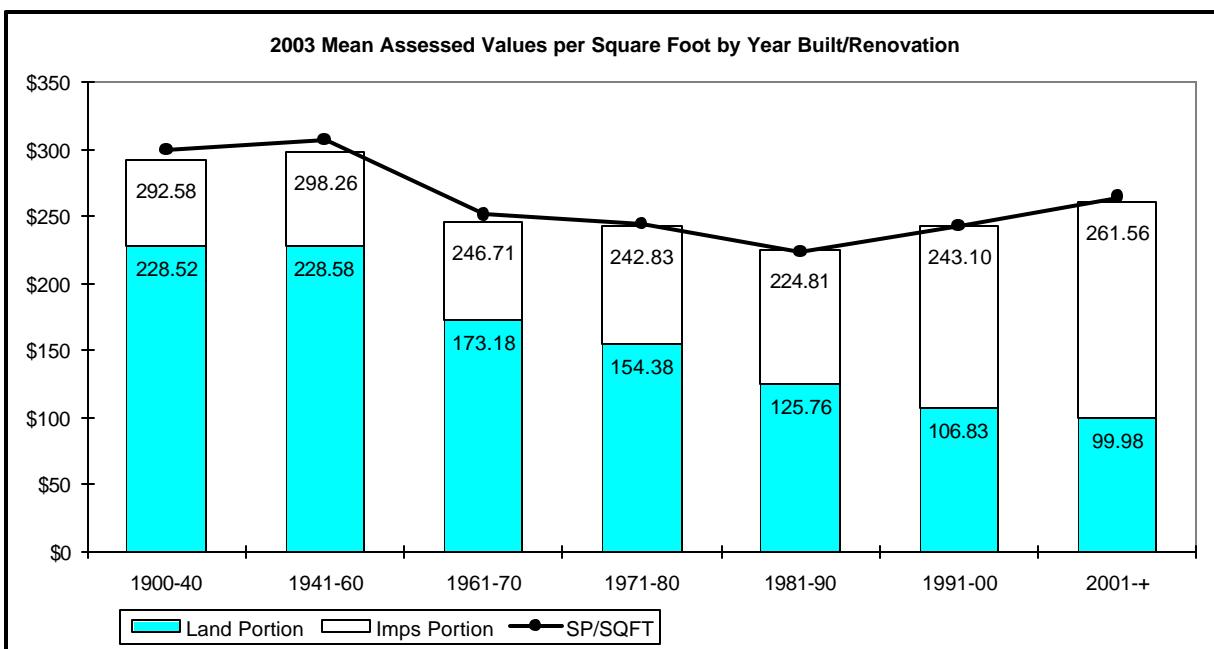
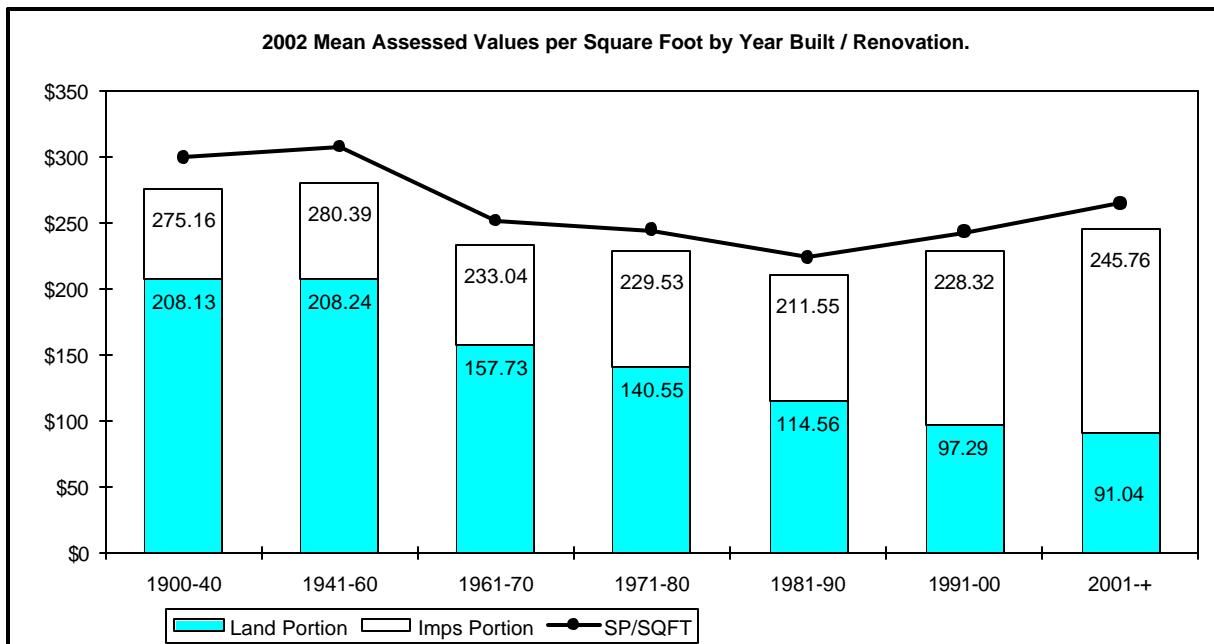
**Population**

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	3	0.06%
4	9	0.18%
5	100	2.06%
6	619	12.72%
7	1949	40.06%
8	1255	25.80%
9	521	10.71%
10	312	6.41%
11	82	1.69%
12	12	0.25%
13	3	0.06%
4865		



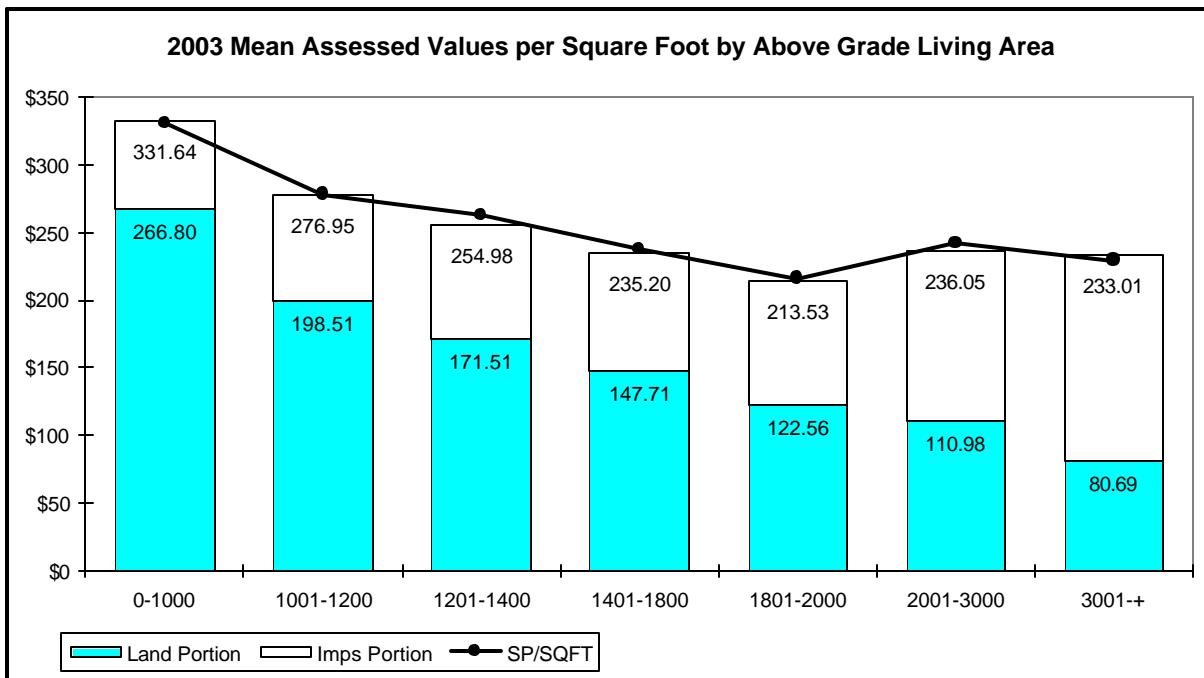
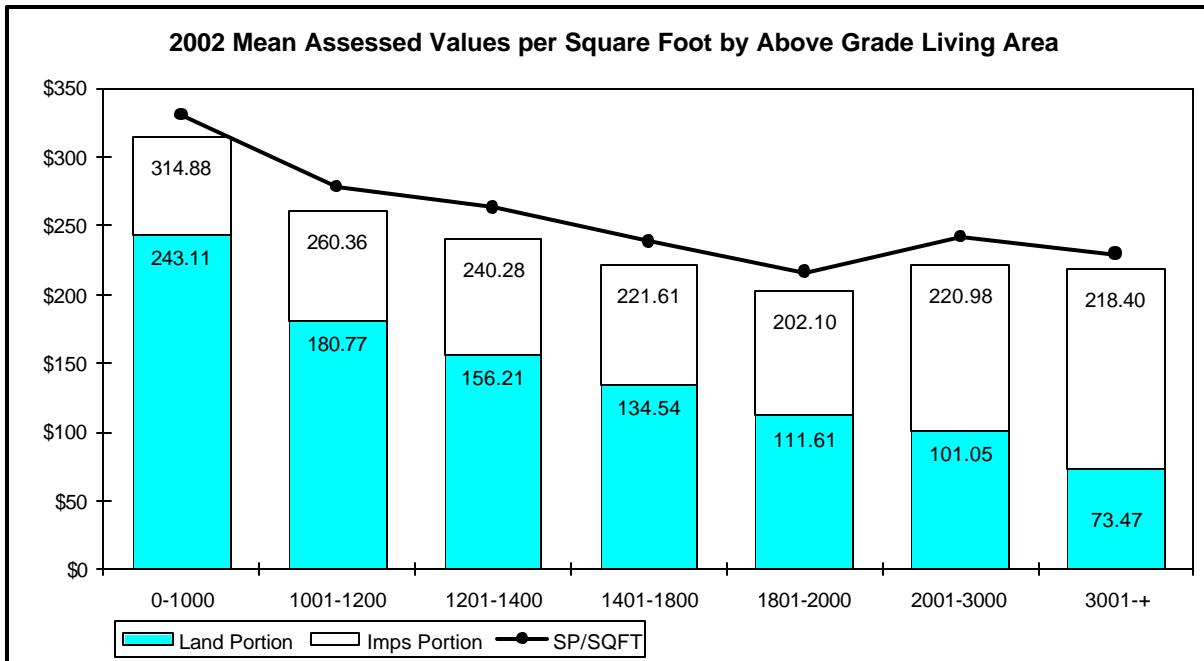
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2002 and 2003 Per Square Foot Values  
By Year Built or Year Renovated**



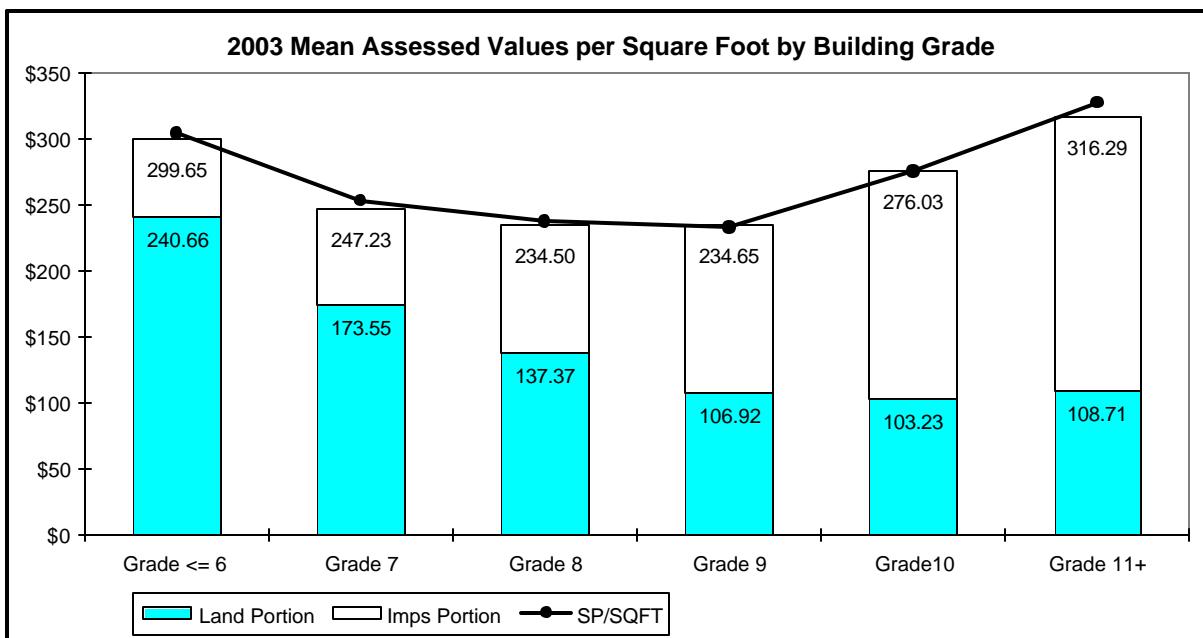
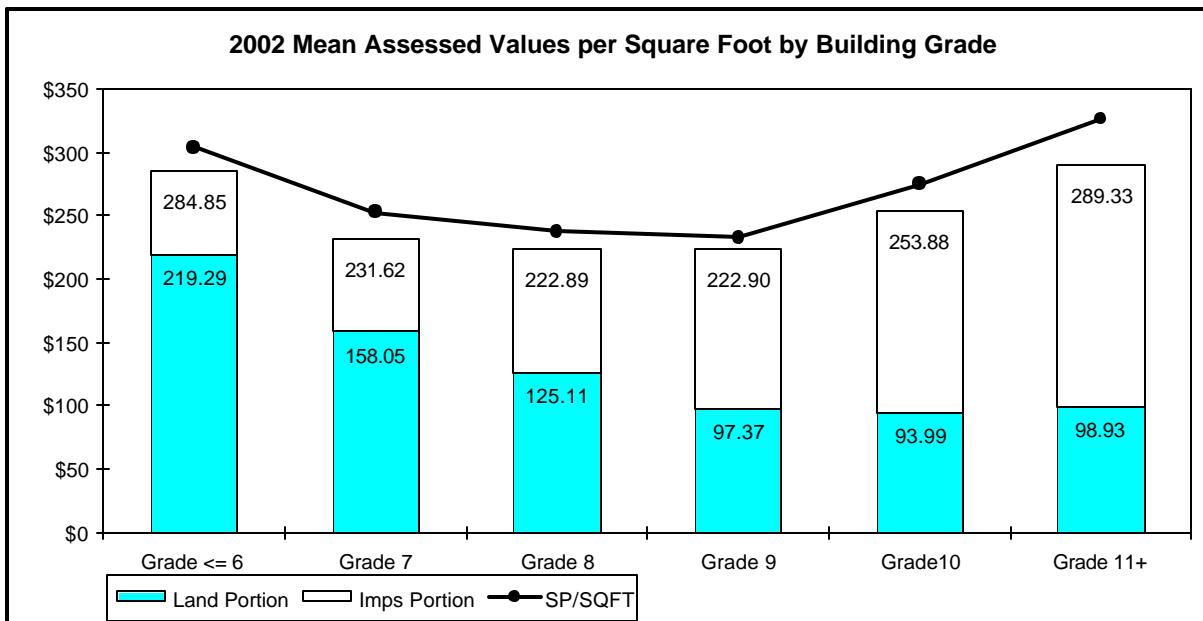
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

**Comparison of 2002 and 2003 Per Square Foot Values  
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

**Comparison of 2002 and 2003 Per Square Foot Values  
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

# **Annual Update Process**

## **Data Utilized**

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## **Sales Screening for Improved Parcel Analysis**

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

## **Land update**

A scarcity of vacant land sales (9 usable land sales) in area 74 made it problematic to develop adjustments to previous land value based on land sales alone. Based on available land sales and considering improvement (Possible tear down) sales, following land factor will be applied to all land :

$$2003 \text{ Land Value} = 2002 \text{ Land Value} / 0.909$$

or

$$2003 \text{ Land Value} = 2002 \text{ Land Value} * 1.10$$

*Note: There would be no change if 2002 land value is less than or equal to \$10,000.*

## **Improved Parcel Update**

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

*With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 528 usable residential sales in the Kirkland.*

The chosen adjustment model was developed using multiple regression. The 2002 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved parcel Update (Continued)***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, building grade 7 homes with view and building grade 10 or higher homes with view had a lower average ratio (assessed value/sales price) than other improvements and formula adjusts these properties upward more than others thus improving equalization.

The derived adjustment formula is:

2003 Total Value = 2002 Total Value / {0.9491532 - (0.06170158 if total view >0 and building grade 7) - (0.05781986 if total view >0 and building grade 10 or higher)}

The resulting total value is rounded down to the next \$1,000, *then:*

2003 Improvements Value = 2003 Total Value minus 2003 Land Value

*An explanatory adjustment table is included in this report on page 12.*

*Other:* \*If multiple houses exist on a parcel,

2003 Total Value = 2002 Total Value \* 1.064

The resulting total value is rounded down to the next \$1,000, *then:*

New Imp. Value = 2003 Total Value – New land value

\*If a house and mobile home exist, the formula derived from the house is used.

If “accessory improvements only \*”, then:

“2003 Total Value = (2002 Land Value \*1.10) + (2002 Imps Value \* 1.023)” with result rounded down to the next \$1,000.

then, 2003 Imps Value = 2003 Total Value – 2003 Land Value.

*\*These may include parcels with houses that have no characteristics data in the Assessor’s database.*

If vacant parcels (no improvements value), only the land adjustment applies.

Land Values or Improvements Values of \$10,000 or less or “No Perc” (SewerSystem=3 or 4) will be:  
Previous land Value \*1.0    Or   Previous Improvement Value \* 1.0.

If improvements “Building Grade 1-4”, they will be treated as accessories:

“2003 Total Value for Building Grade 1-4 = (2002 Land Value x 1.10) + (2002 Imps Value \* 1.023)” with result rounded down to the next \$1,000.

### ***Improved parcel Update (Continued)***

If improvements on “exception parcels” (poor condition or % net condition >0), then

“2003 Total Value = (2002 Land Value x 1.10) + (2002 Imps Value \* 1.0)” with result rounded down to the next \$1,000

Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

### ***Mobile Home Update***

A scarcity of mobile home sales (2 usable land sales ) in area 74 made it problematic to develop adjustments to previous mobile home value based on mobile home sales alone. By analyzing sales trend of mobile homes in area 74, following formula will be applied to all mobile homes:

2003 Total Value = New land Value + Previous Imp. Value

The resulting total value is rounded down to the next \$1,000

### ***Model Validation***

Area-wide ratio reports and several charts indicating, before and after adjustment, assessment levels are included in the body of this report. NCSS software provides a number of diagnostic tools. These tools help explain variable selection and model calibration and specification. These tools are useful in recognizing influential parcels. Further documentation concerning the annual update model while not contained within this report is available on request.

## Area 74 Annual Update Model Adjustments

**2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

5.4%

<b>Building Grade 7 with View</b>	<b>Yes</b>
% Adjustment	7.3%

<b>Building Grade 10 or higher with View</b>	<b>Yes</b>
% Adjustment	6.8%

### Comments and Examples:

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, building grade 7 homes with views would receive 12.7% upward adjustment (5.4% Overall +7.3% Building Grade 7 with View). 347 homes out of 4865 homes would get this adjustment.

Building grade 10 or higher homes with views would receive 12.2 % upward adjustment (5.4% Overall + 6.8 % Building Grade 10 or higher homes with views. 241 Homes out of 4865 homes will get this adjustment.

Approximately, 87.5% of the population in the area are adjusted by the overall alone. There are 4865 parcels with one improvement consisting of 1-3 living units.

## Area 74 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 98.9.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
5	9	0.941	0.989	5.2%	0.891	1.087
6	61	0.931	0.979	5.2%	0.946	1.012
7	192	0.911	0.974	6.8%	0.956	0.991
8	130	0.934	0.983	5.2%	0.965	1.001
9	75	0.956	1.006	5.3%	0.981	1.031
10	51	0.930	1.007	8.3%	0.976	1.038
11	9	0.945	1.023	8.3%	0.905	1.142
12	1	0.730	0.819	12.2%	N/A	N/A
Year Built	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1900-1940	39	0.908	0.968	6.7%	0.926	1.011
1941-1960	83	0.907	0.966	6.6%	0.938	0.995
1961-1970	85	0.918	0.973	5.9%	0.944	1.001
1971-1980	76	0.937	0.991	5.8%	0.966	1.016
1981-1990	113	0.940	1.001	6.5%	0.986	1.016
1991-2000	95	0.939	1.002	6.7%	0.978	1.025
2001 - +	37	0.931	0.989	6.2%	0.946	1.032
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Fair	1	0.976	1.028	5.3%	N/A	N/A
Average	323	0.935	0.994	6.4%	0.982	1.006
Good	176	0.924	0.983	6.4%	0.964	1.001
Very Good	28	0.899	0.957	6.5%	0.895	1.019
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	293	0.922	0.978	6.2%	0.964	0.993
1.5	19	0.919	0.985	7.2%	0.920	1.050
2	216	0.937	0.998	6.5%	0.984	1.012
View Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	403	0.940	0.989	5.2%	0.978	1.001
Y	125	0.908	0.988	8.9%	0.967	1.009

## Area 74 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 98.9.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

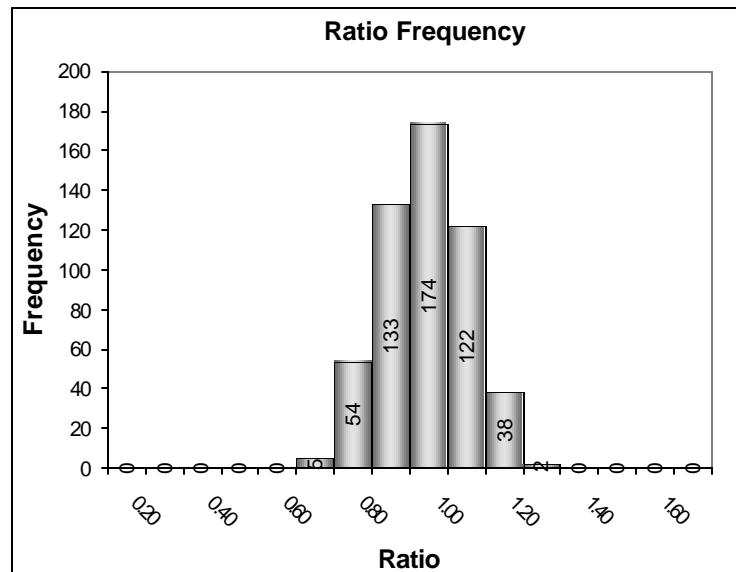
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
0-1000	58	0.950	1.001	5.3%	0.969	1.032
1001-1200	86	0.936	0.995	6.3%	0.971	1.019
1201-1400	65	0.913	0.969	6.1%	0.941	0.998
1401-1800	114	0.931	0.988	6.1%	0.966	1.009
1801-2000	41	0.934	0.987	5.7%	0.951	1.023
2001-3000	119	0.915	0.977	6.8%	0.957	0.997
3001 - +	45	0.952	1.016	6.8%	0.979	1.054
Building Grade With View	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
6	10	0.954	1.004	5.2%	0.929	1.080
7	31	0.873	0.983	12.6%	0.937	1.029
8	28	0.940	0.989	5.2%	0.945	1.034
9	29	0.954	1.005	5.3%	0.961	1.049
10	22	0.891	0.999	12.1%	0.953	1.045
11	4	0.843	0.945	12.1%	0.635	1.256
12	1	0.730	0.819	12.2%	N/A	N/A
Sub Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
2	122	0.922	0.984	6.7%	0.963	1.005
8	406	0.933	0.991	6.2%	0.979	1.002
Lot Size	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<3000	16	0.981	1.033	5.2%	1.004	1.061
3000-5000	11	0.945	0.994	5.2%	0.944	1.044
5001-8000	187	0.922	0.982	6.5%	0.965	0.999
8001-12000	253	0.938	0.994	6.1%	0.979	1.009
12001-16000	45	0.914	0.986	7.9%	0.951	1.021
16001-20000	11	0.907	0.959	5.8%	0.881	1.037
20001-30000	5	0.906	0.953	5.2%	0.775	1.130

# Annual Update Ratio Study Report (Before)

## 2002 Assessments

<b>District/Team:</b> NE/ Team 3	<b>Lien Date:</b> 01/01/2002	<b>Date of Report:</b> 7/21/2003	<b>Sales Dates:</b> 1/2001 - 12/2002
<b>Area</b> <b>74</b>	<b>Appr ID:</b> RPAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i>		528	
<i>Mean Assessed Value</i>		409,700	
<i>Mean Sales Price</i>		440,600	
<i>Standard Deviation AV</i>		186,990	
<i>Standard Deviation SP</i>		212,029	
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i>		0.943	
<i>Median Ratio</i>		0.953	
<i>Weighted Mean Ratio</i>		0.930	
<b>UNIFORMITY</b>			
<i>Lowest ratio</i>		0.659	
<i>Highest ratio:</i>		1.225	
<i>Coefficient of Dispersion</i>		9.50%	
<i>Standard Deviation</i>		0.111	
<i>Coefficient of Variation</i>		11.79%	
<i>Price Related Differential (PRD)</i>		1.014	
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>		0.935	
<i>Upper limit</i>		0.964	
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>		0.933	
<i>Upper limit</i>		0.952	
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i>		4865	
<i>B (acceptable error - in decimal)</i>		0.05	
<i>S (estimated from this sample)</i>		0.111	
<b>Recommended minimum:</b>		20	
<i>Actual sample size:</i>		528	
<b>Conclusion:</b>		OK	
<b>NORMALITY</b>			
<b>Binomial Test</b>			
<i># ratios below mean:</i>		250	
<i># ratios above mean:</i>		278	
<i>Z:</i>		1.219	
<b>Conclusion:</b>		Normal*	
<i>*i.e. no evidence of non-normality</i>			



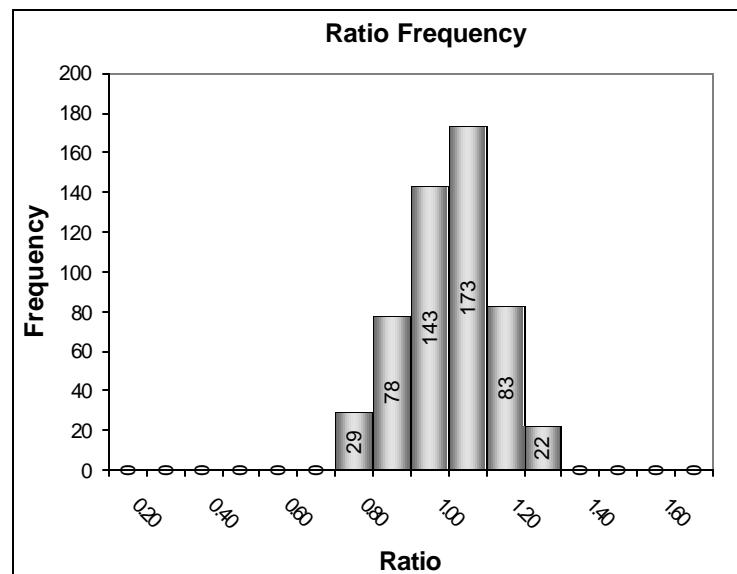
### COMMENTS:

1 to 3 Unit Residences throughout area 74.

# Annual Update Ratio Study Report (After)

## 2003 Assessments

<b>District/Team:</b> NE/ Team 3	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 7/21/2003	<b>Sales Dates:</b> 1/2001 - 12/2002
<b>Area</b> <b>74</b>	<b>Appr ID:</b> RPAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i>		528	
<i>Mean Assessed Value</i>		435,800	
<i>Mean Sales Price</i>		440,600	
<i>Standard Deviation AV</i>		204.435	
<i>Standard Deviation SP</i>		212.029	
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i>		0.999	
<i>Median Ratio</i>		1.007	
<i>Weighted Mean Ratio</i>		0.989	
<b>UNIFORMITY</b>			
<i>Lowest ratio</i>		0.706	
<i>Highest ratio:</i>		1.289	
<i>Coefficient of Dispersion</i>		9.39%	
<i>Standard Deviation</i>		0.116	
<i>Coefficient of Variation</i>		11.64%	
<i>Price Related Differential (PRD)</i>		1.010	
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>		0.991	
<i>Upper limit</i>		1.020	
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>		0.989	
<i>Upper limit</i>		1.009	
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i>		4865	
<i>B (acceptable error - in decimal)</i>		0.05	
<i>S (estimated from this sample)</i>		0.116	
<b>Recommended minimum:</b>		22	
<i>Actual sample size:</i>		528	
<b>Conclusion:</b>		OK	
<b>NORMALITY</b>			
<b>Binomial Test</b>			
<i># ratios below mean:</i>		247	
<i># ratios above mean:</i>		281	
<i>Z:</i>		1.480	
<b>Conclusion:</b>		Normal*	
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 74.

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

- |              |   |
|--------------|---|
| 1= Poor      | Many repairs needed. Showing serious deterioration  |
| 2= Fair      | Some repairs needed immediately. Much deferred maintenance.   |
| 3= Average   | Depending upon age of improvement; normal amount of upkeep for the age of the home.                             |
| 4= Good      | Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain |
| 5= Very Good | Excellent maintenance and updating on home. Not a total renovation.   |

### **Residential Building Grades**

- |              |  |
|--------------|--|
| Grades 1 - 3 | Falls short of minimum building standards. Normally cabin or inferior structure.   |
| Grade 4      | Generally older low quality construction. Does not meet code.  |
| Grade 5      | Lower construction costs and workmanship. Small, simple design.  |
| Grade 6      | Lowest grade currently meeting building codes. Low quality materials, simple designs.  |
| Grade 7      | Average grade of construction and design. Commonly seen in plats and older subdivisions.   |
| Grade 8      | Just above average in construction and design. Usually better materials in both the exterior and interior finishes.  |
| Grade 9      | Better architectural design, with extra exterior and interior design and quality.  |
| Grade 10     | Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage. |
| Grade 11     | Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.                                 |
| Grade 12     | Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.   |
| Grade 13     | Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.           |

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2415180	0525	08/14/01	\$ 300,000	720	0	6	1942	4	7665	Y	N		6703 104TH AV NE
2415180	0535	06/22/01	\$ 279,000	720	0	6	1942	4	7148	Y	N		6715 104TH AV NE
2415180	0180	11/26/01	\$ 287,000	760	0	6	1942	3	4580	Y	N		6519 102ND AV NE
2172505	9180	09/13/01	\$ 235,000	860	0	6	1950	4	6600	N	N		4725 108TH AV NE
2415180	0385	10/04/01	\$ 289,000	910	0	6	1942	4	6015	Y	N		6513 103RD AV NE
2954420	0362	06/21/01	\$ 270,000	940	0	6	1953	5	8255	N	N		10845 NE 47TH ST
2415180	0415	04/22/02	\$ 310,000	1020	0	6	1942	4	6054	N	N		10242 NE 65TH ST
2123400	0691	07/19/02	\$ 268,000	1040	0	6	1947	3	12600	N	N		5423 108TH AV NE
2954420	0453	10/18/01	\$ 241,000	1140	0	6	1960	3	5985	N	N		4665 110TH AV NE
2415180	0105	11/13/02	\$ 252,000	1150	0	6	1942	4	4650	Y	N		10244 NE 68TH PL
2415180	0520	09/23/02	\$ 385,000	1160	0	6	1942	4	6790	Y	N		6702 NE 68TH ST
2264950	0215	09/10/02	\$ 450,000	1240	0	6	1942	5	5250	Y	N		10238 NE 64TH ST
2415180	0585	11/26/02	\$ 355,000	1670	0	6	1995	3	6288	Y	N		6700 104TH AV NE
2935390	0170	10/29/02	\$ 270,000	860	0	7	1964	3	7500	N	N		10910 NE 59TH ST
2172505	9242	05/22/02	\$ 292,000	1080	0	7	1967	4	10506	N	N		5020 114TH AV NE
2936670	0065	06/25/02	\$ 305,000	1190	570	7	1969	4	7500	N	N		6032 111TH PL NE
2243200	0080	05/17/02	\$ 315,000	1300	0	7	1957	3	9100	N	N		10630 NE 45TH ST
2941360	0620	11/02/01	\$ 484,000	1300	510	7	1968	4	8550	N	N		4711 110TH AV NE
2304170	0035	09/04/02	\$ 320,000	1330	430	7	1979	4	10350	Y	N		5906 114TH AV NE
2123400	0245	04/25/02	\$ 439,000	1390	0	7	1987	4	17680	N	N		5529 108TH AV NE
2941360	0380	07/05/01	\$ 484,000	1450	740	7	1962	4	9400	N	N		10814 NE 48TH ST
2936720	0075	03/25/02	\$ 380,000	1540	0	7	1960	3	7500	Y	N		6020 111TH AV NE
2788260	0551	05/29/01	\$ 385,000	1560	0	7	1977	4	7455	N	N		6416 103RD AV NE
2243200	0150	09/14/01	\$ 545,000	1570	760	7	1959	3	13381	Y	N		10505 NE 45TH ST
2410050	0030	07/29/02	\$ 355,000	1570	0	7	1955	4	10645	Y	N		6402 105TH AV NE
2788260	0292	04/17/02	\$ 525,000	1600	700	7	1968	4	15000	Y	N		6502 106TH AV NE
2169290	0095	06/27/02	\$ 389,950	1630	0	7	1990	3	10046	N	N		6514 112TH AV NE
2941360	0520	07/26/02	\$ 333,000	1630	0	7	1961	4	10355	N	N		4726 108TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2941360	0590		03/06/01	\$ 299,000	1660	0	7	1967	4	10648	N	N	4706 109TH PL NE
2172505	9167		06/08/01	\$ 293,500	1720	0	7	1955	4	7500	N	N	4701 108TH AV NE
2941390	0115		05/08/01	\$ 325,000	1900	0	7	1961	5	7500	N	N	10647 NE 47TH PL
2941360	0390		09/24/01	\$ 350,000	1980	0	7	1961	3	11070	N	N	4804 108TH AV NE
2941360	0530		08/17/01	\$ 370,000	2350	0	7	1961	4	9450	N	N	4724 108TH AV NE
2410141	0050		09/03/02	\$ 311,000	1140	760	8	1975	3	8800	N	N	10628 NE 55TH ST
2410141	0070		02/20/02	\$ 349,000	1190	360	8	1975	4	8800	N	N	10612 NE 55TH ST
2082505	9044		02/26/01	\$ 299,900	1210	680	8	1984	4	10270	Y	N	6210 114TH AV NE
2268070	0040		07/24/01	\$ 350,000	1270	470	8	1976	3	9625	N	N	5837 112TH PL NE
2410141	0230		09/18/01	\$ 373,000	1370	640	8	1975	4	8000	N	N	5808 106TH AV NE
2410141	0290		03/01/01	\$ 369,000	1380	630	8	1975	4	8000	Y	N	10604 NE 59TH ST
2410141	0300		02/22/01	\$ 380,000	1410	480	8	1975	4	8550	Y	N	10603 NE 60TH ST
2254050	0090		05/10/02	\$ 400,000	1440	430	8	1977	4	8890	N	N	5911 105TH AV NE
2410101	0110		05/24/01	\$ 424,000	1440	680	8	1977	4	8210	Y	N	6211 105TH AV NE
2667890	0070		09/10/02	\$ 330,000	1440	800	8	1975	4	8689	N	N	11219 NE 61ST PL
2410101	0130		09/10/01	\$ 515,000	1480	1280	8	1977	4	8991	Y	N	6111 105TH AV NE
2666580	0110		08/29/01	\$ 509,000	1490	1490	8	1969	4	9075	Y	N	6515 114TH AV NE
2123400	0015		12/11/01	\$ 309,000	1500	0	8	1976	4	8905	N	N	5907 106TH AV NE
2410141	0100		02/05/01	\$ 408,500	1540	540	8	1975	5	8800	N	N	5520 106TH AV NE
2410101	0030		04/24/01	\$ 415,000	1550	620	8	1977	3	8500	N	N	6026 105TH AV NE
2667890	0120		06/21/01	\$ 375,000	1560	140	8	1974	4	10843	N	N	11308 NE 61ST PL
2330076	0190		09/18/02	\$ 395,000	1680	880	8	1986	4	7200	N	N	10828 NE 64TH ST
2934890	0045		08/02/02	\$ 625,000	1680	1620	8	1980	4	12500	Y	N	11307 NE 65TH ST
2330076	0270		02/11/02	\$ 437,000	1710	630	8	1985	3	7200	N	N	10925 NE 64TH ST
2082505	9303		06/07/01	\$ 438,000	1740	440	8	1978	4	12369	N	N	6020 108TH AV NE
2172505	9306		08/23/02	\$ 400,000	1760	710	8	1988	3	8632	N	N	11246 NE 58TH ST
2941410	0040		04/17/02	\$ 695,000	1760	1580	8	1970	4	24949	Y	N	4611 105TH AV NE
2941360	0040		02/22/01	\$ 505,000	1770	1700	8	1965	4	11717	N	N	5210 111TH AV NE
2410101	0050		04/26/02	\$ 460,000	1810	1370	8	1977	4	8500	Y	N	6202 105TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2330076	0290	04/16/02	\$ 380,000	1820	0	8	1984	3	7220	N	N		11009 NE 64TH ST
2410140	0040	07/02/02	\$ 494,950	1860	540	8	1974	3	9601	N	N		10607 NE 60TH PL
2264950	0175	08/09/01	\$ 519,000	1870	910	8	1988	4	6930	Y	N		10210 NE 64TH ST
2941360	0110	12/10/02	\$ 545,000	1880	1670	8	1963	3	15000	N	N		11104 NE 48TH PL
2941360	0270	09/05/01	\$ 403,500	1960	1150	8	1977	4	9567	N	N		4921 111TH AV NE
2941360	0030	12/07/01	\$ 409,000	1970	1000	8	1972	3	10551	N	N		5220 111TH AV NE
2330076	0200	09/19/02	\$ 399,950	2000	0	8	1985	4	6514	N	N		10824 NE 64TH ST
2330076	0580	03/12/01	\$ 356,000	2070	0	8	1984	3	7200	Y	N		6215 108TH PL NE
2172505	9045	06/27/01	\$ 490,000	2130	0	8	1988	3	15385	N	N		4114 LAKE WASH BL NE
2206240	0035	03/30/01	\$ 585,000	2160	1060	8	2000	3	12377	N	N		11311 NE 50TH PL
2755521	0340	02/22/01	\$ 486,500	2360	0	8	1974	4	8616	N	N		10645 NE 44TH ST
2082505	9176	05/22/02	\$ 420,000	2390	850	8	1970	4	13503	N	N		6025 111TH AV NE
2755522	0160	08/10/02	\$ 434,000	2410	0	8	1976	4	8905	N	N		10909 NE 45TH ST
2980862	0010	09/07/01	\$ 415,750	2680	0	8	1977	4	8500	N	N		10703 NE 53RD ST
2330076	0030	06/21/02	\$ 577,500	3010	0	8	1984	3	17475	N	N		10910 NE 66TH PL
2410101	0060	02/06/02	\$ 419,000	1670	930	9	1976	4	7800	Y	N		6210 105TH AV NE
2773200	0010	03/16/01	\$ 585,000	1700	800	9	1976	4	9198	Y	N		6225 106TH AV NE
2935190	0350	11/13/02	\$ 495,000	2060	0	9	1987	3	10014	Y	N		6314 108TH AV NE
2980861	0420	09/06/02	\$ 475,000	2170	650	9	1980	4	10416	N	N		3801 110TH PL NE
2980864	0070	04/12/01	\$ 485,000	2200	0	9	1981	4	2168	N	N		4525 102ND LN NE
2980861	0240	02/12/02	\$ 542,500	2240	0	9	1980	3	11536	N	N		11109 NE 38TH PL
2082505	9319	08/09/01	\$ 500,000	2280	0	9	1988	3	8500	N	N		10829 NE 62ND ST
2980864	0050	09/11/02	\$ 531,500	2340	0	9	1981	4	1958	Y	N		4605 102ND LN NE
2980864	0250	05/15/01	\$ 539,000	2340	837	9	1981	4	2118	N	N		4511 102ND LN NE
2980863	0020	11/21/01	\$ 588,000	2370	1070	9	1979	4	1920	Y	N		5003 102ND LN. NE
2980864	0090	05/13/02	\$ 450,000	2415	0	9	1981	4	2186	N	N		4517 102ND LN NE
2980864	0180	02/26/01	\$ 435,000	2415	0	9	1981	4	2301	N	N		4421 102ND LN NE
2980864	0140	02/13/01	\$ 525,000	2530	870	9	1981	4	2186	N	N		4503 102ND LN NE
2082505	9301	05/13/02	\$ 525,000	2730	0	9	1977	4	14375	Y	N		6016 108TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2755520	0050	07/25/01	\$ 635,000	2840	820	9	1979	5	9992	Y	N		10701 NE 42ND PL
2172505	9327	05/31/02	\$ 786,606	3220	0	9	2001	3	8508	Y	N		11103 NE 60TH ST
2415180	0425	06/03/02	\$ 260,000	3510	0	9	2003	3	6061	N	N		10230 NE 65TH ST
2410450	0167	05/20/02	\$ 720,000	1890	610	10	1988	3	14470	Y	N		4548 LAKE WASH BL NE
2980859	0210	09/25/02	\$ 815,000	2290	1270	10	1986	3	11119	Y	N		3883 112TH AV NE
2410450	0180	03/07/01	\$ 650,000	2340	100	10	1986	3	12500	Y	N		4530 LAKE WASH BL
2172505	9318	05/22/02	\$ 500,000	2520	0	10	1997	3	8883	N	N		5902 110TH AV NE
2980859	0500	06/14/01	\$ 567,500	2580	0	10	1981	3	11161	N	N		11011 NE 37TH CT
2792325	0100	11/14/02	\$ 840,000	2660	0	10	1980	4	12575	Y	N		10304 NE 62ND ST
2415180	0190	11/04/02	\$ 649,375	2670	0	10	1998	3	5145	N	N		6507 102ND AV NE
2410450	0191	09/28/01	\$ 835,000	2830	130	10	1987	4	12130	Y	N		4506 LAKE WASH BL NE
2082505	9331	07/20/01	\$ 600,000	2880	0	10	1996	3	8504	N	N		6010 LAKEVIEW DR NE
2980859	0460	04/27/01	\$ 626,000	2900	0	10	1982	3	10702	N	N		3858 112TH AV NE
2189540	0010	04/23/02	\$ 1,150,000	2910	0	10	1998	3	12500	Y	N		10207 NE 60TH ST
2123400	0130	08/19/02	\$ 627,000	3020	0	10	2000	3	8885	N	N		5831 108TH AVE NE
2123400	0134	04/04/01	\$ 655,000	3150	0	10	2000	3	10030	N	N		5823 108TH AV NE
2172505	9178	05/11/01	\$ 757,500	3310	0	10	2000	3	10125	N	N		5052 112TH AV NE
2123400	0713	08/24/01	\$ 1,180,000	3400	0	10	1990	4	9358	Y	N		10329 NE 55TH ST
2410450	0260	12/13/01	\$ 580,000	3510	0	10	1985	3	16757	N	N		4110 LAKE WASH BL NE
2082505	9337	06/11/01	\$ 722,500	3510	0	10	1998	3	10462	N	N		6115 111TH AV NE
2169240	0060	03/04/02	\$ 900,000	3560	0	10	2001	3	8526	N	N		11114 NE 65TH ST
2169240	0121	05/24/02	\$ 882,453	3570	0	10	2001	3	8527	N	N		11120 NE 65TH ST
2169240	0120	02/12/02	\$ 830,000	3630	0	10	2001	3	9126	N	N		11130 NE 65TH ST
2169240	0061	05/29/02	\$ 832,000	3630	0	10	2001	3	9124	N	N		11108 NE 65TH ST
2123400	0430	03/19/02	\$ 1,210,000	3660	0	10	1998	3	8554	Y	N		10415 NE 58TH ST
2638001	0030	01/28/02	\$ 745,000	3680	0	10	1989	3	11484	Y	N		10535 NE 53RD ST
2123400	0396	11/09/01	\$ 750,000	3730	0	10	2000	3	10311	N	N		5537 106TH AV NE
2123400	0552	04/26/02	\$ 870,000	3820	0	10	2001	3	8000	Y	N		10603 NE 55TH ST
2123400	0305	08/20/01	\$ 862,000	4360	0	10	2000	3	9672	N	N		10711 NE 58TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2124620	0093		02/05/02	\$ 1,760,000	2210	1580	11	1999	3	8533	Y	N	10259 NE 62ND ST
2980859	0250		07/16/02	\$ 794,000	2310	1370	11	1981	3	11719	Y	N	3821 112TH AV NE
2169240	0110		07/30/01	\$ 1,050,000	3900	0	11	2000	3	13426	N	N	6527 112TH AV NE
2169240	0105		07/23/01	\$ 962,500	3920	0	11	2000	3	13134	N	N	6601 112TH AV NE
2169240	0115		11/14/02	\$ 875,000	3920	0	11	2000	3	14426	N	N	6515 112TH AV NE
2980859	0480		03/25/02	\$ 815,000	3950	0	11	1984	3	10775	N	N	3838 112TH AV NE
2172505	9136		08/16/02	\$ 1,812,950	4510	0	12	1998	3	12873	Y	N	10428 NE 43RD ST
8388580	2040		09/20/02	\$ 199,950	520	0	5	1952	4	3150	N	N	1010 3RD ST W
8124500	3710		12/23/02	\$ 326,948	660	0	5	1947	3	9643	N	N	247 10TH AV
8124500	3220		09/13/01	\$ 272,000	780	0	5	1923	4	8000	N	N	434 10TH AV
8388690	3705		11/27/01	\$ 203,000	860	0	5	1939	4	8704	N	N	664 11TH AV
8322605	9058		07/29/02	\$ 252,500	880	0	5	1942	3	22215	N	N	11025 NE 116TH ST
8388580	1995		10/02/02	\$ 402,500	910	0	5	1921	4	7200	N	N	328 10TH AV W
8123630	0040		05/12/01	\$ 260,000	930	0	5	1913	4	8638	N	N	9701 112TH AV NE
8124500	1975		04/09/02	\$ 264,950	1070	0	5	1918	4	7479	N	N	1345 6TH ST
8124550	0096		03/18/02	\$ 211,000	1090	0	5	1944	4	9411	N	N	9823 FORBES CREEK DR
8124500	1105		11/07/02	\$ 240,000	620	0	6	1953	3	5226	N	N	1831 1ST ST
8124550	0195		08/26/02	\$ 300,000	640	0	6	1922	3	9000	N	N	806 20TH AV W
8395550	0030		09/10/01	\$ 180,000	670	0	6	1937	4	10530	N	N	11440 108TH AV NE
8124500	1287		05/07/02	\$ 230,000	700	0	6	1951	3	7150	N	N	121 18TH AV
8124500	2945		11/19/02	\$ 352,000	760	0	6	1919	5	7408	N	N	1027 3RD ST
8388580	5715		02/20/01	\$ 248,000	760	0	6	1952	4	7200	N	N	612 8TH AV
8124550	0815		04/26/01	\$ 435,000	780	0	6	1941	5	10000	N	N	1610 8TH ST W
8388580	2720		12/20/01	\$ 250,000	810	0	6	1949	2	7200	N	N	419 14TH AV W
8124550	0690		11/20/02	\$ 292,500	820	0	6	1951	4	5750	N	N	1850 9TH ST W
8375890	0100		04/18/01	\$ 195,000	850	0	6	1989	3	11901	N	N	10230 NE 110TH ST
8123630	0310		06/05/01	\$ 247,000	860	860	6	1955	4	8925	N	N	9435 114TH AV NE
8085600	1120		05/08/01	\$ 302,500	870	0	6	1942	4	5400	N	N	708 16TH AV W
8388580	5055		04/10/01	\$ 278,875	870	0	6	1961	4	7200	N	N	340 9TH AV

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8388580	6240	06/18/01	\$ 325,000	870	0	6	1914	4	7200	N	N	318 8TH AV	
8124500	2220	02/11/02	\$ 339,000	880	220	6	1919	5	10000	N	N	1332 3RD ST	
8124500	3690	06/24/02	\$ 320,250	900	420	6	1919	4	9600	N	N	221 10TH AV	
8124500	3245	09/18/02	\$ 289,950	920	0	6	1918	3	11250	N	N	1037 5TH ST	
8407070	0095	08/17/01	\$ 360,000	930	0	6	1942	3	6000	N	N	205 3RD AV S	
8407070	0140	03/14/01	\$ 232,500	930	0	6	1942	4	6800	N	N	233 3RD AV S	
8388580	6085	07/10/01	\$ 335,000	940	0	6	1949	5	7200	N	N	420 8TH AV	
8388690	3250	03/26/02	\$ 330,000	940	0	6	1940	4	9856	N	N	605 11TH AV	
8124500	0055	02/21/01	\$ 285,000	970	0	6	1915	5	12156	N	N	1904 MARKET ST	
8124550	0265	11/19/02	\$ 268,500	980	0	6	1941	4	11000	N	N	2075 MARKET ST	
8388580	8030	02/23/01	\$ 357,450	980	0	6	1914	4	5100	N	N	134 6TH AV	
8124500	2555	04/06/01	\$ 300,000	990	0	6	1945	4	6000	N	N	1319 2ND ST	
8124550	0727	05/16/01	\$ 328,000	1020	0	6	1951	4	7488	N	N	1822 7TH ST W	
8124500	2930	11/25/01	\$ 279,000	1050	0	6	1921	4	12500	N	N	1023 3RD ST	
8388580	5725	09/18/02	\$ 239,500	1070	0	6	1954	5	7200	N	N	622 8TH AV	
8123630	0130	05/14/02	\$ 247,000	1100	0	6	1948	4	7000	N	N	11419 NE 100TH ST	
8124500	1830	06/19/01	\$ 239,900	1120	350	6	1917	4	8157	N	N	526 15TH AV	
8124550	0817	05/01/02	\$ 445,000	1120	0	6	1940	5	10000	N	N	802 16TH AV W	
8388580	2900	09/25/02	\$ 395,000	1120	0	6	1924	4	7312	N	N	428 14TH AV W	
8430820	0170	04/19/01	\$ 270,000	1120	0	6	1942	3	7680	N	N	648 17TH AV W	
8172080	0130	02/16/02	\$ 395,000	1140	0	6	1927	4	6000	Y	N	712 3RD ST S	
8124550	0626	03/05/02	\$ 270,000	1150	0	6	1955	3	6200	N	N	1839 7TH ST W	
8388580	6885	03/29/01	\$ 299,000	1170	0	6	1939	3	5100	N	N	132 7TH AV	
8388580	6645	05/22/02	\$ 347,000	1270	0	6	1942	3	5222	Y	N	807 1ST ST	
8388580	5430	02/26/01	\$ 272,124	1390	1120	6	1913	4	7200	N	N	622 9TH AV	
8124500	1831	08/05/02	\$ 340,000	1400	0	6	1990	3	10000	N	N	518 15TH AV	
8388580	6105	07/02/02	\$ 429,000	1430	0	6	1959	5	7200	N	N	436 8TH AV	
8124500	3155	12/09/02	\$ 345,000	1480	0	6	1953	4	11190	N	N	1040 4TH ST	
8388580	4970	09/06/01	\$ 365,000	1540	0	6	1970	4	7200	N	N	232 9TH AV	

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
	8663390	0070	07/25/02	\$ 246,950	1560	0	6	1930	4	3444	N	N	10460 NE 107TH PL
	8124500	2375	11/19/01	\$ 315,000	1580	0	6	1917	4	10187	N	N	1319 3RD ST
	8124500	1037	02/11/02	\$ 308,950	1600	0	6	1966	3	7545	N	N	124 18TH PL
	8388580	5215	10/16/01	\$ 295,000	1600	0	6	1924	4	7800	N	N	909 6TH ST
	8388580	6950	06/21/02	\$ 425,000	1670	0	6	1926	5	5500	N	N	716 2ND ST
	8388690	2550	06/21/01	\$ 339,000	2020	0	6	1922	5	9000	N	N	11344 NE 90TH ST
	8123630	0307	06/25/02	\$ 270,000	850	850	7	1969	4	8800	N	N	11235 NE 95TH ST
	8388690	2745	09/05/01	\$ 223,500	880	0	7	1961	4	8400	N	N	11447 NE 92ND ST
	8407070	0645	06/21/02	\$ 425,000	890	0	7	1942	5	6150	N	N	210 3RD AV S
	8124500	3007	06/07/02	\$ 259,000	910	0	7	1967	3	8240	N	N	313 13TH AV
	8398270	3490	10/30/01	\$ 280,000	920	0	7	1999	3	7800	N	N	635 12TH AV
	8388580	7300	04/08/02	\$ 250,000	930	0	7	1978	4	5500	N	N	705 6TH ST
	8124500	0584	10/11/02	\$ 235,600	940	0	7	1969	3	7900	N	N	526 19TH AV
	8388690	3681	08/31/01	\$ 240,000	940	0	7	1961	4	7680	N	N	660 11TH AV
	8124500	1601	08/13/01	\$ 355,950	950	0	7	1954	4	6246	N	N	223 18TH AV
	8085600	1225	12/04/01	\$ 305,000	960	0	7	1952	4	7560	N	N	644 16TH AV W
	8123630	0137	09/25/02	\$ 279,000	970	0	7	1964	3	7700	N	N	11515 NE 100TH ST
	8322605	9064	09/27/01	\$ 211,127	970	0	7	1952	4	7840	N	N	10814 NE 112TH ST
	8124550	0638	11/12/02	\$ 280,000	980	0	7	1968	3	7819	N	N	718 19TH LN W
	8386380	0020	04/26/01	\$ 259,950	980	0	7	1968	4	6825	N	N	1910 4TH PL
	8388850	0020	01/24/01	\$ 258,000	980	0	7	1967	4	7384	N	N	401 13TH AV
	8388850	0040	03/27/01	\$ 279,000	980	0	7	1967	3	8127	N	N	1312 4TH ST
	8124500	0798	07/08/02	\$ 277,500	990	0	7	1968	3	7500	N	N	1817 4TH ST
	8082505	9163	07/19/01	\$ 315,000	1000	0	7	1941	3	6800	N	N	308 2ND ST S
	8124500	2445	04/02/01	\$ 385,000	1000	320	7	1959	3	7500	Y	N	133 15TH AV
	8124710	0052	03/14/02	\$ 260,000	1010	25	7	1978	3	8400	Y	N	11407 NE 90TH ST
	8389310	0801	04/12/01	\$ 230,000	1010	0	7	1969	3	7865	N	N	11033 116TH AV NE
	8390100	0040	06/18/01	\$ 234,000	1010	0	7	1986	3	6609	N	N	11125 112TH AV NE
	8390100	0130	01/18/02	\$ 240,000	1010	0	7	1986	3	9100	N	N	11123 NE 111TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8417300	0020	08/07/02	\$ 240,000	1020	0	7	1975	3	6205	N	N		11458 110TH AV NE
8085600	1005	09/26/02	\$ 310,000	1030	0	7	1928	5	7200	N	N		725 17TH AV W
8124500	0581	10/10/02	\$ 235,600	1040	0	7	1962	3	7500	N	N		1917 6TH ST
8227360	0660	05/02/01	\$ 220,000	1040	0	7	1984	3	8395	N	N		9912 117TH PL NE
8389610	0095	06/07/01	\$ 680,500	1040	500	7	1938	4	13904	Y	N		1925 10TH PL W
8124550	0515	01/31/01	\$ 415,000	1050	130	7	1950	4	10099	N	N		1819 9TH ST W
8202060	0050	01/23/01	\$ 300,000	1060	500	7	1981	4	11018	N	N		833 8TH AV S
8376440	0130	06/03/01	\$ 386,000	1060	440	7	1981	4	7700	Y	N		10314 113TH CT NE
8889100	0080	08/01/02	\$ 339,000	1060	1060	7	1962	4	10201	N	N		343 11TH PL
8376440	0080	10/11/01	\$ 317,610	1080	440	7	1981	3	9000	Y	N		10324 112TH CT NE
8388580	1430	04/09/02	\$ 548,000	1080	680	7	1980	4	7200	Y	N		420 8TH AV W
8388580	5386	05/29/02	\$ 260,000	1080	350	7	1961	3	6600	N	N		924 6TH ST
8080200	0040	06/13/01	\$ 259,150	1090	1040	7	1962	3	10000	N	N		11227 115TH PL NE
8080200	0060	11/16/01	\$ 245,000	1090	780	7	1962	3	10200	N	N		11243 115TH PL NE
8124500	0405	05/22/02	\$ 384,000	1090	0	7	1955	4	17025	N	N		1926 3RD ST
8303900	0090	11/13/01	\$ 265,000	1090	500	7	1982	3	8549	N	N		10716 NE 114TH PL
8085600	1640	08/09/02	\$ 425,000	1100	820	7	1968	4	5871	N	N		1839 1ST ST
8123570	0010	06/25/02	\$ 315,000	1100	550	7	1974	4	9100	N	N		10919 NE 112TH ST
8123630	0297	04/27/01	\$ 313,000	1100	770	7	1967	3	9450	N	N		11234 NE 94TH ST
8388580	2500	07/08/02	\$ 578,000	1100	660	7	1954	5	9600	Y	N		1323 5TH ST W
8419170	0030	04/23/01	\$ 240,000	1100	460	7	1965	3	12450	N	N		11041 111TH AV NE
8741950	0070	04/22/02	\$ 330,000	1100	680	7	1968	4	8400	N	N		11110 NE 100TH ST
8124500	1555	01/09/02	\$ 320,100	1110	1070	7	1961	4	8650	Y	N		200 15TH PL
8250550	0035	01/23/02	\$ 275,000	1110	0	7	1947	4	8673	N	N		700 7TH ST S
8124500	3255	06/14/02	\$ 320,000	1120	0	7	1977	3	12500	N	N		1043 5TH ST
8124500	0986	06/08/01	\$ 335,000	1130	590	7	1978	4	12250	N	N		1829 2ND ST
8227360	0270	03/25/02	\$ 245,000	1130	0	7	1984	3	8658	N	N		11620 NE 97TH ST
8322605	9071	07/10/01	\$ 215,950	1130	0	7	1952	3	9147	N	N		11204 108TH AV NE
8388580	0520	10/25/02	\$ 575,000	1130	0	7	1966	5	6870	Y	N		222 5TH AV W

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8227360	0350	09/17/02	\$ 295,000	1140	0	7	1983	4	8754	N	N	9607 117TH PL NE	
8303900	0010	03/25/02	\$ 245,999	1140	0	7	1982	3	8558	N	N	10725 NE 114TH PL	
8388690	3340	03/29/01	\$ 226,350	1140	0	7	1962	4	9600	N	N	648 10TH AV	
8124500	1036	09/26/01	\$ 250,000	1150	0	7	1955	4	13750	N	N	117 19TH AV	
8124500	1296	06/17/02	\$ 280,000	1150	0	7	1957	3	7010	N	N	137 18TH AV	
8227360	0250	05/24/02	\$ 279,950	1150	380	7	1983	3	8530	N	N	9703 117TH PL NE	
8227360	0410	10/10/01	\$ 254,000	1150	380	7	1983	3	9999	N	N	9509 117TH PL NE	
8227360	0420	07/19/01	\$ 259,000	1150	380	7	1983	3	9056	N	N	9503 117TH PL NE	
8227360	0490	08/22/01	\$ 284,000	1150	380	7	1984	3	9465	N	N	9606 117TH PL NE	
8388690	4140	10/01/02	\$ 252,000	1150	0	7	1967	3	9600	N	N	11424 NE 92ND ST	
8124500	1610	10/05/02	\$ 315,000	1160	0	7	1960	4	9035	N	N	317 18TH AV	
8388580	0590	08/02/01	\$ 790,000	1160	1160	7	1954	4	5725	Y	N	337 7TH AV W	
8389310	0319	10/15/01	\$ 216,300	1160	0	7	1966	3	11700	N	N	11201 NE 112TH ST	
8521200	0020	01/10/02	\$ 220,000	1160	750	7	1977	3	11356	N	N	11143 106TH AV NE	
8124500	3135	04/18/02	\$ 301,000	1170	0	7	1916	4	9300	N	N	1229 5TH ST	
8375610	0170	09/18/02	\$ 359,950	1170	620	7	1962	4	10000	N	N	10152 NE 112TH PL	
8388580	7000	06/25/01	\$ 289,500	1170	0	7	1958	4	5500	N	N	705 3RD ST	
8278480	0050	06/06/01	\$ 255,000	1180	330	7	1974	3	9800	N	N	11412 109TH AV NE	
8322605	9145	09/06/01	\$ 233,000	1180	0	7	1969	4	8580	N	N	11222 109TH AV NE	
8388580	0210	02/05/01	\$ 385,000	1180	1180	7	1955	4	5100	N	N	115 5TH AV W	
8609500	0060	05/29/01	\$ 245,000	1180	220	7	1963	4	9792	N	N	10600 NE 109TH ST	
8390100	0110	07/11/01	\$ 310,000	1190	880	7	1982	3	17466	N	N	11117 NE 111TH PL	
8374000	0050	08/31/01	\$ 295,000	1200	600	7	1968	3	11738	N	N	1526 3RD PL	
8374000	0090	10/09/02	\$ 305,000	1200	0	7	1968	3	6593	N	N	1513 3RD PL	
8395550	0020	04/10/02	\$ 250,000	1200	580	7	1960	3	10530	N	N	11450 108TH AV NE	
8609500	0010	07/09/01	\$ 320,000	1200	1150	7	1963	3	10800	N	N	10435 NE 109TH ST	
8375610	0010	09/06/01	\$ 305,000	1210	600	7	1962	3	10748	N	N	10316 NE 113TH PL	
8124500	1834	09/17/01	\$ 370,000	1220	680	7	1979	4	10000	N	N	514 15TH AV	
8227360	0400	04/20/01	\$ 260,500	1220	0	7	1983	3	8797	N	N	9511 117TH PL NE	

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8322605	9082		03/14/02	\$ 240,000	1220	0	7	1949	4	10183	N	N	10619 NE 116TH ST
8386380	0050		04/01/02	\$ 349,950	1220	0	7	1969	5	7875	N	N	1922 4TH PL
8388580	3465		02/28/01	\$ 380,000	1220	0	7	1964	4	11000	N	N	530 16TH AV W
8124500	1829		04/20/01	\$ 300,000	1240	450	7	1979	4	7707	N	N	1535 5TH PL
8206300	0040		06/25/02	\$ 337,000	1240	570	7	1971	3	12150	N	N	10222 111TH AV NE
8123630	0353		09/09/02	\$ 290,000	1250	0	7	1959	3	9800	N	N	11420 NE 94TH ST
8124500	0150		12/22/02	\$ 342,000	1250	0	7	1961	4	9000	N	N	1942 1ST ST
8259101	0020		07/17/01	\$ 234,950	1250	0	7	1986	3	6586	N	N	11703 NE 105TH LN
8322605	9104		04/15/02	\$ 299,000	1260	530	7	1979	4	14810	N	N	11230 NE 112TH ST
8388580	0565		08/21/01	\$ 822,000	1260	1260	7	1957	3	6870	Y	N	315 7TH AV W
8664200	0030		06/18/01	\$ 240,000	1260	0	7	1964	3	9600	N	N	10205 116TH AV NE
8664200	0120		07/10/01	\$ 225,000	1260	0	7	1963	3	8775	N	N	10002 114TH AV NE
8175020	0130		11/28/01	\$ 252,500	1270	0	7	1981	3	8925	N	N	11426 113TH PL NE
8741950	0190		08/29/01	\$ 405,000	1270	800	7	1963	4	11438	N	N	11204 NE 100TH ST
8321154	0140		05/07/01	\$ 258,900	1290	0	7	1982	3	8500	N	N	11503 112TH PL NE
8124500	3160		02/18/02	\$ 327,900	1300	400	7	1920	4	11250	N	N	1036 4TH ST
8322605	9079		04/26/02	\$ 238,700	1300	0	7	1955	3	12432	N	N	11236 108TH AV NE
8388580	5640		07/03/01	\$ 262,000	1300	0	7	1960	4	7200	N	N	627 9TH AV
8417300	0060		11/18/02	\$ 253,000	1300	0	7	1974	3	8625	N	N	11420 110TH AV NE
8259101	0300		05/16/02	\$ 227,000	1310	0	7	1982	3	2489	N	N	11803 NE 105TH CT
8375610	0280		05/22/02	\$ 215,500	1310	0	7	1965	3	9788	N	N	10103 NE 112TH PL
8123630	0196		07/09/02	\$ 423,500	1320	430	7	1963	4	13930	Y	N	11238 NE 95TH ST
8123940	0180		04/18/01	\$ 257,500	1320	0	7	1978	4	8660	N	N	420 10TH ST S
8124500	2345		03/29/01	\$ 340,000	1320	0	7	1914	3	10000	N	N	1312 2ND ST
8250550	0015		03/07/02	\$ 295,000	1320	0	7	1961	4	8281	N	N	792 7TH ST S
8175020	0120		08/30/02	\$ 310,000	1340	640	7	1981	3	9085	N	N	11418 113TH PL NE
8521200	0090		03/05/01	\$ 290,500	1340	430	7	1976	4	11475	N	N	11026 106TH AV NE
8111250	0070		06/18/02	\$ 387,500	1350	0	7	1965	4	6844	N	N	1304 5TH ST
8259101	0150		08/02/02	\$ 213,000	1350	0	7	1986	3	2653	N	N	11817 NE 105TH LN

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8123650	0021		06/25/02	\$ 242,950	1360	0	7	1967	3	11175	N	N	9445 116TH AV NE
8174170	0035		06/21/02	\$ 379,500	1370	0	7	1951	4	7700	N	N	537 1ST AV S
8259101	0170		10/10/02	\$ 205,000	1370	0	7	1986	3	4035	N	N	11828 NE 105TH CT
8259101	0200		09/18/01	\$ 210,000	1370	0	7	1986	3	3783	N	N	11822 NE 105TH CT
8085600	1160		06/13/01	\$ 410,000	1390	0	7	1954	5	6840	N	N	635 17TH AV W
8123940	0701		12/09/02	\$ 505,500	1400	1400	7	1955	3	17696	Y	N	1120 ALEXANDER AV
8388690	4110		06/29/01	\$ 359,950	1400	440	7	1968	4	10000	Y	N	11404 NE 92ND ST
8664200	0090		08/13/02	\$ 344,500	1420	0	7	1963	4	10150	N	N	11502 NE 100TH ST
8388580	6025		01/05/01	\$ 285,000	1430	470	7	1978	3	7200	N	N	409 9TH AV
8414930	0010		08/22/02	\$ 400,000	1430	0	7	1953	5	6357	Y	N	110 NE 10TH ST
8144300	0080		04/03/01	\$ 289,000	1440	790	7	1961	3	11475	N	N	11226 110TH AV NE
8080200	0010		08/17/01	\$ 253,000	1450	0	7	1962	3	10000	N	N	11203 115TH PL NE
8388580	6525		04/25/01	\$ 425,000	1450	580	7	1915	4	9600	Y	N	128 8TH AV
8322605	9143		06/22/01	\$ 209,900	1460	0	7	1969	3	13200	N	N	11218 109TH AV NE
8398270	0750		08/07/01	\$ 277,800	1470	0	7	1963	3	9000	N	N	11134 NE 97TH ST
8080200	0150		12/30/02	\$ 295,000	1480	1040	7	1962	3	9500	N	N	11212 115TH PL NE
8374000	0080		07/03/01	\$ 355,000	1480	0	7	1968	4	6697	N	N	1517 3RD PL
8386380	0040		03/25/02	\$ 310,000	1480	0	7	1968	4	6825	N	N	1918 4TH PL
8430820	0190		01/26/01	\$ 398,000	1480	0	7	2000	3	9120	N	N	604 17TH AV W
8388580	3045		08/05/02	\$ 434,000	1500	0	7	1958	4	6960	Y	N	518 14TH AV W
8080200	0160		08/15/02	\$ 319,000	1530	0	7	1962	4	10000	N	N	11504 NE 112TH PL
8123940	0361		01/07/01	\$ 450,000	1530	1530	7	1958	4	9376	Y	N	7815 115TH PL NE
8375610	0285		12/27/02	\$ 375,000	1550	960	7	1958	4	15604	Y	N	11203 101ST AV NE
8322605	9111		08/20/02	\$ 297,000	1590	0	7	1998	3	8628	N	N	11529 111TH PL NE
8663390	0160		10/30/01	\$ 275,000	1590	0	7	1991	3	3354	N	N	10619 107TH PL NE
8388580	2120		05/31/02	\$ 408,700	1600	0	7	1951	4	8048	N	N	1235 MARKET ST
8080200	0020		07/10/02	\$ 286,000	1610	1570	7	1962	3	10000	N	N	11211 115TH PL NE
8388580	0460		09/23/02	\$ 500,000	1610	0	7	1940	3	5725	Y	N	217 7TH AV W
8250550	0071		09/18/02	\$ 400,000	1620	0	7	1983	4	8612	Y	N	619 8TH ST S

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8322605	9144		10/11/01	\$ 278,000	1620	0	7	1969	4	6500	N	N	11226 109TH AV NE
8085600	0555		09/17/01	\$ 475,000	1630	0	7	1991	3	7200	N	N	643 14TH AV W
8664200	0020		04/05/02	\$ 250,000	1630	0	7	1963	4	10800	N	N	10301 116TH AV NE
8124500	1970		05/09/01	\$ 313,000	1660	0	7	1988	3	9237	N	N	523 15TH AV
8388580	5450		03/04/02	\$ 288,000	1670	0	7	1965	4	7200	N	N	630 9TH AV
8259101	0090		03/26/02	\$ 270,000	1680	0	7	1982	3	6100	N	N	11719 NE 105TH LN
8321154	0030		10/23/02	\$ 292,500	1680	0	7	1983	3	8499	N	N	11514 112TH AV NE
8388580	0805		03/15/02	\$ 605,000	1680	620	7	1965	4	5725	Y	N	331 8TH AV W
8124710	0045		10/09/02	\$ 500,000	1700	0	7	1987	3	18536	N	N	11320 NE 88TH ST
8206300	0110		06/15/02	\$ 300,000	1700	0	7	1972	3	9750	N	N	11214 NE 103RD PL
8417300	0170		06/13/02	\$ 297,500	1700	0	7	1974	3	9100	N	N	11451 110TH AV NE
8322605	9162		05/21/02	\$ 287,000	1720	0	7	1994	3	8500	N	N	11462 109TH AV NE
8663390	0020		05/14/02	\$ 306,500	1740	0	7	1991	3	5956	N	N	10708 107TH PL NE
8375950	0025		07/23/01	\$ 300,000	1750	0	7	1990	3	8740	N	N	10809 106TH CT NE
8321154	0120		07/09/02	\$ 299,950	1770	0	7	1982	3	8495	N	N	11427 112TH PL NE
8664200	0170		03/13/02	\$ 264,000	1780	0	7	1963	4	12060	N	N	10204 114TH PL NE
8123850	1092		11/28/01	\$ 300,000	1820	870	7	1984	3	12834	N	N	9426 116TH AV NE
8322605	9132		02/21/01	\$ 318,000	1822	1040	7	1929	4	16552	N	N	10819 NE 112TH ST
8866343	0160		04/26/01	\$ 272,000	1830	0	7	1980	3	9162	N	N	11207 116TH PL NE
8144300	0020		04/04/02	\$ 290,000	1850	0	7	1963	3	11050	N	N	11245 110TH AV NE
8124500	1520		11/08/02	\$ 365,000	1860	0	7	1950	3	8083	N	N	1500 2ND ST
8124500	1548		06/18/02	\$ 399,000	1870	0	7	1999	3	10200	N	N	1529 3RD ST
8389310	0815		01/04/02	\$ 499,000	1870	0	7	1951	5	14444	N	N	11409 NE 112TH ST
8388580	7916		05/21/02	\$ 360,000	1890	0	7	1986	4	5500	Y	N	620 2ND ST
8395550	0080		12/05/02	\$ 285,000	1920	540	7	1961	4	10530	N	N	11404 108TH AV NE
8124500	0445		03/20/01	\$ 485,000	1930	0	7	1947	4	22700	N	N	1923 4TH ST
8124500	3145		10/18/02	\$ 439,000	1930	470	7	1928	4	11165	N	N	1052 4TH ST
8388580	8160		03/30/01	\$ 500,000	2100	340	7	1909	4	5610	Y	N	519 1ST ST
8124500	2001		10/10/01	\$ 414,000	2350	0	7	1956	3	10960	N	N	459 15TH AV

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8085600	0275		03/19/02	\$ 625,000	2480	0	7	1996	3	7200	N	N	538 11TH AV W
8388580	4830		11/01/02	\$ 700,000	2540	0	7	1910	5	6349	Y	N	902 1ST ST
8123650	0025		02/12/01	\$ 375,000	2630	0	7	1991	3	15600	N	N	9435 116TH AV NE
8388580	1355		06/21/02	\$ 672,500	2940	0	7	1978	3	7200	Y	N	433 10TH AV W
8124500	0900		11/21/01	\$ 352,500	1080	460	8	1977	5	7507	N	N	1819 3RD ST
8259102	0280		06/05/02	\$ 262,000	1110	310	8	1987	3	6075	N	N	11849 NE 105TH LN
8259102	0240		11/19/01	\$ 262,000	1130	350	8	1988	3	6860	N	N	10510 118TH PL NE
8259102	0260		08/22/01	\$ 250,000	1150	310	8	1987	3	6310	N	N	11846 NE 105TH LN
8124500	0060		05/14/02	\$ 323,500	1190	530	8	1979	4	7200	N	N	10 19TH AV
8155460	0080		04/24/01	\$ 318,000	1220	380	8	1988	3	8566	N	N	11329 117TH PL NE
8123940	0333		02/01/02	\$ 350,000	1240	0	8	1979	3	13297	N	N	7832 115TH PL NE
8390231	0050		04/22/02	\$ 301,000	1250	940	8	1980	3	8690	N	N	10028 117TH PL NE
8388580	1395		10/10/01	\$ 600,000	1270	1270	8	1949	4	7200	Y	N	434 8TH AV W
8184265	0150		03/15/01	\$ 355,000	1280	930	8	1977	3	9450	N	N	1913 6TH ST
8390231	0220		07/12/01	\$ 282,000	1290	400	8	1980	3	9791	N	N	10046 116TH AV NE
8123630	0298		07/11/01	\$ 580,000	1310	1310	8	1963	4	12760	Y	N	11233 NE 95TH ST
8375401	0010		01/02/01	\$ 316,473	1320	930	8	1979	4	7125	N	N	207 19TH PL
8390230	0530		08/01/01	\$ 301,500	1320	890	8	1980	3	9350	N	N	11604 NE 102ND PL
8012000	0015		04/19/01	\$ 362,000	1340	690	8	1987	4	8499	N	N	856 9TH AV S
8521200	0050		02/12/01	\$ 310,000	1340	430	8	1976	4	11357	N	N	11707 106TH AV NE
8184265	0180		10/24/02	\$ 317,000	1380	480	8	1977	3	6175	N	N	555 19TH PL
8390231	0180		02/13/02	\$ 281,000	1390	1020	8	1980	3	8880	N	N	11713 NE 101ST PL
8123630	0254		11/18/02	\$ 370,000	1410	600	8	1979	3	13440	N	N	11200 NE 95TH ST
8388580	1285		02/19/02	\$ 450,000	1430	800	8	1955	5	7200	Y	N	310 8TH AV W
8721650	0010		06/22/01	\$ 465,000	1440	830	8	1988	3	8557	Y	N	750 8TH ST S
8123630	0195		02/14/01	\$ 345,000	1450	660	8	1978	3	10750	Y	N	11314 NE 95TH ST
8147270	0230		10/16/02	\$ 368,000	1460	750	8	1987	3	8858	N	N	10530 115TH PL NE
8388580	4960		10/01/01	\$ 490,000	1460	0	8	2001	3	7200	N	N	230 9TH AV
8124500	2269		05/06/02	\$ 418,200	1470	1100	8	1988	3	9572	N	N	345 13TH AV

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8375890	0010	07/25/02	\$ 560,000	1470	900	8	1959	5	10748	Y	N		11026 100TH AV NE
8681630	0020	06/10/02	\$ 236,950	1480	0	8	1987	3	1739	N	N		11426 NE 115TH CT
8681630	0170	08/07/02	\$ 232,000	1480	0	8	1987	3	1848	N	N		11403 NE 115TH LN
8681630	0260	11/26/02	\$ 236,000	1480	0	8	1987	3	1848	N	N		11518 NE 114TH CT
8124500	0868	04/23/02	\$ 385,000	1510	0	8	1954	3	10560	N	N		222 18TH AV
8259102	0020	10/22/01	\$ 250,000	1510	0	8	1987	3	5541	N	N		10621 117TH PL NE
8388580	1265	12/11/02	\$ 583,000	1530	850	8	1968	4	7200	Y	N		318 8TH AV W
8390230	0030	11/12/01	\$ 309,000	1530	840	8	1980	3	8250	N	N		11621 NE 102ND PL
8259102	0190	03/18/02	\$ 275,000	1540	0	8	1988	3	5883	N	N		10538 118TH PL NE
8681630	0210	10/04/01	\$ 233,500	1550	0	8	1988	3	2657	N	N		11408 NE 115TH LN
8124500	1666	06/17/02	\$ 340,975	1590	0	8	1988	3	9375	N	N		1512 3RD ST
8124550	0575	02/15/01	\$ 418,000	1610	930	8	1976	4	9815	N	N		807 19TH LN W
8259102	0110	06/25/02	\$ 279,000	1660	0	8	1987	3	5000	N	N		11724 NE 107TH PL
8681630	0010	04/05/02	\$ 230,000	1670	0	8	1987	3	2096	N	N		11428 NE 115TH CT
8681630	0250	07/11/01	\$ 257,900	1670	0	8	1987	3	2227	N	N		11516 NE 114TH CT
8681630	0270	03/18/02	\$ 259,000	1670	0	8	1987	3	2227	N	N		11520 NE 114TH CT
8259102	0450	11/07/02	\$ 299,050	1680	0	8	1987	3	5512	N	N		11715 NE 107TH PL
8398270	2098	04/03/01	\$ 389,950	1680	0	8	2000	3	7800	N	N		1214 6TH ST
8374000	0010	02/07/02	\$ 323,400	1720	0	8	1981	3	5986	N	N		1502 3RD PL
8375610	0200	02/08/02	\$ 329,000	1730	0	8	1991	3	10318	N	N		10321 NE 113TH PL
8327579	0050	04/25/02	\$ 370,000	1790	500	8	1979	3	8632	N	N		10510 115TH PL NE
8389610	0050	05/21/02	\$ 525,000	1790	0	8	1941	4	7300	N	N		1824 10TH ST W
8123630	0294	01/10/02	\$ 369,900	1810	0	8	1985	3	9000	Y	N		11206 NE 94TH ST
8124500	2625	02/25/02	\$ 469,950	1840	680	8	1966	3	12000	Y	N		120 13TH AV
8375890	0120	07/13/01	\$ 270,000	1840	0	8	1974	3	15532	N	N		10229 NE 112TH ST
8123570	0063	07/19/02	\$ 320,000	1850	0	8	1995	3	8553	N	N		10822 NE 108TH ST
8155460	0010	01/07/02	\$ 349,950	1920	670	8	1989	3	8531	N	N		11208 117TH PL NE
8250550	0203	03/06/01	\$ 418,000	1920	0	8	1980	3	8594	N	N		809 7TH ST S
8329573	0100	12/31/01	\$ 327,000	1950	0	8	1995	3	7029	N	N		11512 NE 107TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8259102	0090	07/17/02	\$ 295,000	1960	0	8	1988	3	5000	N	N		11712 NE 107TH PL
8721650	0170	09/20/02	\$ 445,000	1980	0	8	1989	3	7561	N	N		816 6TH PL S
8259102	0530	08/15/01	\$ 410,000	1990	950	8	1987	4	7555	N	N		11735 NE 106TH LN
8147270	0130	07/20/01	\$ 361,000	2000	0	8	1986	3	11514	N	N		10430 114TH PL NE
8375401	0040	03/22/01	\$ 360,000	2020	0	8	1981	3	8800	Y	N		221 19TH PL
8721650	0190	05/29/01	\$ 389,000	2030	0	8	1989	3	8721	N	N		806 6TH PL S
8124500	0460	08/25/02	\$ 435,000	2040	1000	8	1985	3	20287	N	N		1949 4TH ST
8388580	5620	09/11/01	\$ 487,048	2040	0	8	2001	3	7200	N	N		631 9TH AV
8388580	5630	09/11/01	\$ 490,000	2040	0	8	2001	3	7200	N	N		631 9TH AV
8250550	0030	02/27/01	\$ 520,000	2060	0	8	1995	3	8281	N	N		714 7TH AV S
8329573	0110	04/24/01	\$ 402,000	2070	730	8	1994	3	7172	N	N		11514 NE 107TH PL
8123940	0465	03/15/02	\$ 500,000	2080	0	8	2000	3	10557	N	N		7714 115TH PL NE
8124500	0928	02/14/02	\$ 420,000	2120	0	8	1995	3	7200	N	N		1835 3RD ST
8329573	0140	07/26/01	\$ 410,000	2130	1080	8	1996	3	5198	N	N		11520 NE 107th PL.
8124500	2283	12/12/01	\$ 440,000	2140	1010	8	1989	3	7536	N	N		1319 4TH ST
8388580	0300	04/16/01	\$ 739,950	2140	0	8	1993	3	6120	Y	N		126 WAVERLY WY
8388580	1805	05/23/01	\$ 770,000	2150	0	8	1983	3	8400	Y	N		444 10TH AV W
8329573	0060	12/24/01	\$ 370,000	2150	0	8	1995	3	9379	N	N		11507 NE 107TH PL
8388580	8285	06/05/01	\$ 570,000	2180	0	8	1985	3	5100	Y	N		141 6TH AV
8389610	0055	04/24/01	\$ 558,500	2200	0	8	1940	4	7500	N	N		1926 10TH ST W
8124500	0506	04/11/02	\$ 372,000	2210	0	8	1993	3	7237	N	N		449 20TH AV
8085600	0285	07/10/01	\$ 640,000	2240	0	8	1980	4	10759	Y	N		532 11TH AV W
8610880	0090	08/01/02	\$ 569,900	2280	0	8	1982	3	14272	N	N		1503 7TH ST
8388690	2665	12/12/02	\$ 445,000	2350	0	8	1999	3	7680	N	N		11414 NE 90TH ST
8322605	9134	06/25/01	\$ 415,000	2370	0	8	1965	3	25264	N	N		11006 108TH AV NE
8390230	0180	01/10/01	\$ 325,000	2390	0	8	1980	4	8750	N	N		11811 NE 102ND PL
8322605	9164	06/03/02	\$ 424,950	2390	0	8	1999	3	8502	N	N		11525 111TH PL NE
8124500	2120	06/21/01	\$ 535,000	2400	0	8	1993	3	8553	N	N		1321 5TH LN
8388580	0785	03/12/02	\$ 750,000	2430	310	8	1999	3	8588	Y	N		315 8TH AV W

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8388580	5205	05/29/01	\$ 649,500	2490	0	8	1999	3	7200	N	N	530 9th AVE	
8398270	1485	12/12/02	\$ 480,000	2540	0	8	1990	3	8680	N	N	9620 110TH AV NE	
8124500	2115	12/24/02	\$ 405,000	2550	0	8	1995	3	8056	N	N	1321 5TH LN	
8390230	0120	05/07/02	\$ 375,000	2570	0	8	1980	3	10000	N	N	11811 NE 103RD PL	
8124500	1876	04/22/02	\$ 477,500	2690	0	8	1993	3	8254	N	N	421 16TH LN	
8388580	4490	07/23/02	\$ 784,000	2840	330	8	1994	3	9523	Y	N	1122 1ST ST	
8389610	0015	08/31/01	\$ 890,250	2840	0	8	1993	3	7947	Y	N	1812 10TH ST W	
8250550	0181	05/15/02	\$ 555,000	2870	0	8	1993	3	8937	N	N	621 7TH ST S	
8389610	0010	07/19/01	\$ 940,000	1420	1100	9	2001	3	12931	Y	N	1817 10TH PL W	
8179150	0136	04/04/02	\$ 399,000	1630	750	9	1994	3	9406	N	N	11315 100TH AV NE	
8376450	0080	02/13/02	\$ 425,000	1670	680	9	1994	3	17484	Y	N	11204 NE 106TH PL	
8388690	2950	11/06/01	\$ 464,000	1690	1690	9	1952	5	16192	Y	N	11217 NE 92ND ST	
8123850	1165	02/28/02	\$ 489,000	1740	1420	9	2001	3	9100	N	N	11609 NE 92ND ST	
8376450	0160	08/23/01	\$ 365,500	1750	120	9	1992	3	5080	Y	N	11205 NE 106TH PL	
8376450	0180	08/20/01	\$ 377,000	1750	120	9	1992	3	4894	Y	N	11209 NE 106TH PL	
8376450	0170	05/10/01	\$ 363,500	1760	120	9	1992	3	5289	Y	N	11207 NE 106TH PL	
8376450	0210	02/01/01	\$ 369,000	1800	0	9	1994	3	3872	Y	N	11211 NE 106TH PL	
8376450	0130	03/05/01	\$ 415,000	1810	680	9	1993	3	5910	Y	N	11112 NE 106TH PL	
8376450	0060	02/22/02	\$ 418,000	1830	670	9	1993	3	16391	N	N	11212 NE 106TH PL	
8123630	0056	09/17/01	\$ 446,300	1840	0	9	1987	3	9420	Y	N	9603 112TH AV NE	
8327578	0075	02/20/02	\$ 400,000	1850	0	9	1974	4	10180	N	N	11315 NE 103RD ST	
8358480	0020	05/16/02	\$ 522,500	1880	0	9	1999	3	6390	N	N	1218 5TH ST	
8124500	2276	12/11/02	\$ 560,000	1900	770	9	1991	3	12291	Y	N	346 13TH AV	
8376450	0190	09/03/02	\$ 410,000	1920	0	9	1994	3	7441	Y	N	11217 NE 106TH PL	
8388580	6595	03/17/01	\$ 557,500	1990	0	9	1992	3	6349	Y	N	808 1ST ST	
8124550	0057	06/10/02	\$ 469,000	2040	0	9	2001	3	6750	N	N	17 21ST PL	
8124500	1660	09/26/01	\$ 460,000	2050	0	9	1989	3	7279	N	N	153 3RD ST	
8124550	0276	12/22/02	\$ 525,000	2070	0	9	2001	3	7200	N	N	2085 MARKET ST.	
8124550	0278	02/12/01	\$ 443,950	2070	0	9	2000	3	7800	N	N	2083 MARKET ST.	

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8388580	7882	07/03/02	\$ 580,000	2220	580	9	1998	3	5500	N	N	237 7TH AV	
8398270	0140	08/23/02	\$ 432,500	2240	0	9	1991	3	8327	N	N	612 17TH AV	
8123630	0118	03/07/02	\$ 520,000	2250	1070	9	1997	3	8523	N	N	11408 NE 97TH ST	
8123940	0211	02/08/02	\$ 547,500	2390	1080	9	1990	3	9715	N	N	405 SLATER AV NE	
8388580	7874	05/02/01	\$ 634,950	2500	0	9	2000	3	5500	N	N	617 3RD ST	
8123630	0009	07/30/01	\$ 569,000	2510	100	9	1989	3	11864	N	N	9804 111TH AV NE	
8123940	0067	12/10/02	\$ 545,000	2600	0	9	1999	3	6299	N	N	22 10TH PL S	
8124500	0115	06/05/02	\$ 540,000	2620	0	9	1997	3	9000	N	N	1941 1ST ST	
8398270	0130	11/20/02	\$ 488,000	2640	0	9	1990	3	7200	N	N	612 17TH AV	
8388580	0132	05/04/01	\$ 960,000	2650	0	9	1996	3	5500	Y	N	208 WAVERLY WY	
8124500	2380	03/01/02	\$ 720,000	2650	0	9	2001	3	7216	N	N	1317 3RD ST	
8124500	3270	04/19/02	\$ 620,000	2660	0	9	1999	3	7326	N	N	1203 5TH ST	
8123630	0275	01/07/02	\$ 710,000	2670	870	9	1999	3	8501	N	N	11205 NE 95TH ST	
8147270	0030	06/06/02	\$ 478,603	2680	0	9	1987	4	10933	N	N	11402 NE 103RD ST	
8388580	2315	06/18/01	\$ 785,000	2680	610	9	1990	3	7200	Y	N	412 11TH AV W	
8388580	8165	01/16/02	\$ 610,000	2720	870	9	1992	3	5610	Y	N	517 1ST ST	
8398270	0088	04/23/01	\$ 495,000	2720	0	9	1990	3	7250	N	N	732 17TH AV	
8124500	0395	06/28/01	\$ 585,000	2730	0	9	1999	3	8491	N	N	1934 3RD ST	
8124500	2952	08/13/01	\$ 717,800	2770	0	9	1999	3	7800	N	N	1029 3RD ST	
8019240	0040	11/08/02	\$ 608,000	2780	0	9	1989	3	9405	Y	N	930 1ST ST S	
8123650	0035	03/15/02	\$ 560,000	2880	0	9	2001	3	8000	N	N	9429 116TH AV NE	
8388580	7970	11/07/01	\$ 592,000	2890	580	9	1991	3	5500	Y	N	246 6TH AV	
8124500	2725	03/13/02	\$ 698,500	2910	0	9	2002	3	6000	Y	N	129 13TH AV	
8398270	0229	10/18/02	\$ 600,000	2930	1600	9	1990	3	7435	N	N	739 17TH AV	
8124500	3030	10/24/02	\$ 761,250	2950	0	9	2000	3	9210	N	N	1108 3RD ST	
8332605	9251	12/09/02	\$ 538,500	2970	770	9	2001	3	8503	N	N	11642 NE 100TH ST	
8250550	0191	06/13/02	\$ 699,000	2990	0	9	2001	3	8594	N	N	715 7TH ST S	
8250550	0210	08/27/02	\$ 668,000	3050	0	9	2001	3	8931	Y	N	622 9TH AV S	
8124500	0462	11/09/01	\$ 590,000	3110	0	9	2001	3	9500	N	N	1938 4TH ST	

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8124500	0393		05/22/01	\$ 548,000	3140	0	9	2000	3	8528	N	N	1938 3RD ST
8124500	3025		06/22/01	\$ 575,000	3150	0	9	2001	3	7790	N	N	1106 3RD ST
8332605	9113		01/09/02	\$ 575,000	3210	0	9	2001	3	8503	N	N	NE 100TH ST
8124500	0265		04/15/02	\$ 850,000	3380	400	9	2000	3	7591	Y	N	208 19TH AV
8250550	0212		12/03/02	\$ 698,000	3430	0	9	2002	3	8249	N	N	825 7TH ST S
8250550	0095		09/12/01	\$ 705,000	3480	0	9	2001	3	8281	N	N	815 8TH ST S
8250550	0186		11/21/01	\$ 630,000	3480	0	9	2001	3	8594	N	N	693 7TH ST S
8124710	0025		05/06/02	\$ 832,000	3650	950	9	2001	3	10500	Y	N	9001 112TH AV NE
8388580	3000		10/11/02	\$ 975,000	1380	1530	10	2001	3	6000	Y	N	554 14TH AV W
8389310	0459		02/23/01	\$ 704,085	2070	1220	10	1989	3	9797	Y	N	10415 113TH PL NE
8388580	2995		08/21/01	\$ 890,000	2220	1160	10	2001	3	6000	Y	N	1414 6TH ST W
8124710	0019		09/11/02	\$ 736,500	2250	700	10	1996	3	8514	Y	N	11117 NE 91ST LN
8123630	0179		05/25/01	\$ 742,000	2310	1220	10	1998	3	7700	N	N	9647 OBSERVATION DR
8388580	8110		05/28/02	\$ 888,000	2330	1160	10	2001	3	5123	Y	N	605 1ST ST
8389310	0458		09/04/02	\$ 740,000	2560	2030	10	1991	3	10543	Y	N	10423 113TH PL NE
8124710	0017		06/27/02	\$ 760,000	2640	840	10	1996	3	11435	Y	N	11108 NE 91ST LN
8388580	8310		04/11/02	\$ 805,000	2690	0	10	1993	3	9515	Y	N	119 6TH AV
8388580	6565		08/21/01	\$ 870,000	2740	0	10	1998	3	6349	Y	N	820 1 ST AVE
8123630	0299		01/31/01	\$ 875,000	2800	980	10	1991	3	12210	Y	N	11226 NE 94TH ST
8124500	1611		07/12/02	\$ 724,000	2800	0	10	2001	3	7800	N	N	1730 3RD ST
8123940	0205		05/24/02	\$ 553,750	2840	0	10	1998	3	10285	N	N	425 SLATER ST S
8388580	6350		04/25/01	\$ 831,699	2990	940	10	2000	3	12000	N	N	209 9TH AV
8398270	0800		04/29/02	\$ 556,000	2990	0	10	1996	3	9360	N	N	11108 NE 97TH ST
8124500	2955		03/14/02	\$ 850,000	3240	0	10	2001	3	7407	N	N	1033 3RD ST
8124500	2360		05/30/02	\$ 839,000	3330	0	10	2002	3	6855	N	N	1303 3RD ST
8085600	0740		06/27/02	\$ 1,050,000	3360	0	10	2001	3	8400	N	N	1503 7TH ST W
8388580	2245		07/17/02	\$ 975,000	3370	0	10	2000	3	6000	Y	N	1206 5TH ST
8321150	0040		03/07/01	\$ 893,500	3500	330	10	2000	3	7308	Y	N	115 17TH PL
8388580	7935		09/25/01	\$ 925,000	3530	750	10	2001	3	5500	N	N	216 6TH AV

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8388580	7940		03/21/02	\$ 1,033,249	3530	750	10	2001	3	5500	N	N	218 6TH AV
8124500	2985		12/20/01	\$ 752,500	3604	0	10	2001	3	10000	N	N	1069 3RD ST
8124500	2980		11/16/01	\$ 725,000	3920	0	10	2000	3	10000	N	N	1067 3RD ST
8124500	2990		10/26/01	\$ 843,000	4000	0	10	2000	3	12000	N	N	1077 3RD ST
8388690	4227		10/09/01	\$ 785,000	2370	830	11	1990	3	12128	Y	N	11109 NE 95TH ST
8124550	0816		07/16/01	\$ 800,000	3950	0	11	2000	3	8600	N	N	1620 8TH ST W
8935490	0150		05/01/01	\$ 980,000	3981	0	11	2000	3	6500	Y	N	916 2ND ST S

***Vacant Sales Used in this Annual Update Analysis***  
**Area 74**

There are an insufficient number of vacant sales to develop a valuation model.



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195      FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble**  
*Assessor*

## MEMORANDUM

DATE:      January 31, 2003

TO:      Residential Appraisers

Scott Noble

FROM:      Scott Noble, Assessor

SUBJECT:    2003 Revaluation for 2004 Tax Roll

---

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2003. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2003. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr